

LOG NUMBERS

BGT.

, 1/25/16 CEO 20056577, JAN 26 2016

EXECUTIVE/COUNCIL APPROVAL FORM

MANAGEMENT ROUTING:

EXECUTIVE Dave Somers
 EXEC. DIR. Marcia Isenberg
 DIRECTOR/ELECTED Barb Mock *bjm*
 DEPARTMENT Planning & Dev Services
 DIV. MGR. Josh Dugan *JD*
 DIVISION Planning
 ORIGINATOR David Killingstad *DK*
 DATE 1/21/2016 EXT. 2215

TO: COUNCIL CHAIRPERSON:
 SNOHOMISH COUNTY COUNCIL

EXECUTIVE RECOMMENDATION:

☒ Approve ☐ No Recommendation
☐ Further Processing
☐ Requested By _____

Executive Office Signature

CEO Staff Review

Received at Council Office

1/27/16

1/27/16

1/27/16

DOCUMENT TYPE:

____ BUDGET ACTION:
 ____ Emergency Appropriation
 ____ Supplemental Appropriation

GRANT APPLICATION

☒ ORDINANCE☒ Code Amendment

Chapter 30.22 SCC, Chapter
 30.25 SCC, SCC 30.28.090, SCC
 30.28.095, SCC 30.31A.140, and
 Chapters 30.91B through 30.91W
 SCC

____ Budget Transfer

____ PLAN

____ CONTRACT:

____ OTHER

____ New

____ Amendment

DOCUMENT / AGENDA TITLE:

RELATING TO GROWTH MANAGEMENT; REVISING REGULATIONS FOR COMMERCIAL AND INDUSTRIAL
 DEVELOPMENT; AMENDING CHAPTERS 30.22, 30.26, 30.28, 30.31A, AND 30.91B-30.91W OF THE SNOHOMISH
 COUNTY CODE

APPROVAL AUTHORITY:

EXECUTIVE _____ COUNCIL ☒
 CITE BASIS Chapters 1.02, 2.48 & 30.73 SCC

HANDLING: NORMAL ☒ EXPEDITE _____ URGENT _____ DEADLINE DATE _____

PURPOSE: To adopt amendments to Title 30 of the Snohomish County Code relating to commercial and industrial development.

BACKGROUND:

The recommended code amendments update Snohomish County's regulations for commercial and industrial development. Specifically, addressed are amendments to the use matrices (chapter 30.22 SCC), parking requirements (chapter 30.26 SCC), woodwaste recycling and storage (SCC 30.28.090 and SCC 30.28.095) and definitions (chapters 30.91B through 30.91W SCC). The recommended amendments resolve a number of issues associated with commercial and industrial development including:

- Challenges with classifying uses which were not anticipated when the use matrices were first constructed
- Defining several commercial and industrial uses not currently defined uses
- Uses which lack a clear minimum parking requirement
- Higher minimum parking requirements for some uses than is currently needed in today's market
- Regulations which are outdated and put the County at an economic disadvantage

PDS briefed the Planning Commission on the proposed code amendments on May 26, 2015. The Planning Commission held a public hearing on October 27, 2015 and recommended approval of the proposed ordinance with amendments. The attached ordinance includes the Planning Commission recommended amendments.

Ordinance No. 15-066, Establishing the use of rural craft breweries/distilleries/wineries, is currently before the Council and includes amendments to the county's parking regulations. The attached PC recommended ordinance is also amending the county's parking regulations. Additional amendments will be required to resolve both ordinances amending the same section and will depend on which ordinance is adopted first. ✓

FISCAL IMPLICATIONS:

EXPEND: FUND, AGY, ORG, ACTY, OBJ, AU	CURRENT YR	2ND YR	1ST 6 YRS
TOTAL	N/A	N/A	N/A

REVENUE: FUND, AGY, ORG, REV, SOURCE	CURRENT YR	2ND YR	1ST 6 YRS
TOTAL	N/A	N/A	N/A

DEPARTMENT FISCAL IMPACT NOTES:

No fiscal impacts anticipated.

BUDGET REVIEW: Analyst  Administrator  Recommend Approval 

CONTRACT INFORMATION:

ORIGINAL _____ CONTRACT # _____ AMOUNT _____
 AMENDMENT _____ CONTRACT # _____ AMOUNT \$ _____

CONTRACT PERIOD:

ORIGINAL Start _____ End _____
 AMENDMENT Start _____ End _____

CONTRACT / PROJECT TITLE:**CONTRACTOR NAME & ADDRESS (City/State only):****APPROVED:**

RISK MANAGEMENT Yes  No _____

COMMENTS _____

PROSECUTING ATTY - AS TO FORM: Yes X No _____

OTHER DEPARTMENTAL REVIEW / COMMENTS:**ELECTRONIC ATTACHMENTS:**

Council 20056577
 G:\ECAF\Dept\05_PDS\ECAF_Commercial-Industrial Standards Phase I\ECAF.doc
 G:\ECAF\Dept\05_PDS\ECAF_Commercial-Industrial Standards Phase I\Ordinance.docx
 G:\ECAF\Dept\05_PDS\ECAF_Commercial-Industrial Standards Phase I\Planning Commission Recommendation Letter.pdf
 G:\ECAF\Dept\05_PDS\ECAF_Commercial-Industrial Standards Phase I\Summary Notice.docx
 G:\ECAF\Dept\05_PDS\ECAF_Commercial-Industrial Standards Phase I\Capital Facility Dev Cost Analysis Summary.docx
 G:\ECAF\Dept\05_PDS\ECAF_Commercial-Industrial Standards Phase I\Housing Job Matrix.docx

NON-ELECTRONIC ATTACHMENTS:

PC Letter
 Ordinance
 Summary Notice
 Index (A CD will be delivered to Council staff separately)

1 Adopted:
2 Effective:

3
4 SNOHOMISH COUNTY COUNCIL
5 Snohomish County, Washington

6
7 ORDINANCE NO. 16-____

8
9 RELATING TO GROWTH MANAGEMENT; REVISING REGULATIONS FOR COMMERCIAL
10 AND INDUSTRIAL DEVELOPMENT; AMENDING CHAPTERS 30.22, 30.26, 30.28, 30.31A,
11 AND 30.91B-30.91W OF THE SNOHOMISH COUNTY CODE

12
13 WHEREAS, the Growth Management Act, chapter 36.70A RCW (GMA), requires
14 Snohomish County (the "County") to regulate land use and development within the County's
15 jurisdiction; and

16
17 WHEREAS, GMA, Vision 2040, and County policies call for using land efficiently to
18 reduce sprawl, promote economic development, and improve predictability of permits; and

19
20 WHEREAS, only a modest amount of new commercial or industrial land has been added
21 since the adoption in 1995 of Snohomish County's first GMA Comprehensive Plan (GMACP)
22 and opportunities for new commercial and industrial development are getting harder to find
23 because many vacant sites have been developed; and

24
25 WHEREAS, a comprehensive review of allowed uses and minimum parking
26 requirements for commercial and industrial development has not occurred in over 20 years,
27 leading to development regulations which have not kept up with market trends, are outdated,
28 and need modernizing; and

29
30 WHEREAS, clarity is needed between county regulations and state law for the permitting
31 of facilities which recycle and store woodwaste and non-woodwaste construction debris; and

32
33 WHEREAS, the Snohomish County Planning Commission ("Planning Commission") held
34 a briefing on May, 26, 2015, concerning the code amendments contained in this ordinance; and

35
36 WHEREAS, the Planning Commission held a public hearing on October, 27, 2015, to
37 receive public testimony concerning the code amendments contained in this ordinance; and

38
39 WHEREAS, at the conclusion of the Planning Commission's public hearing, the Planning
40 Commission deliberated on the proposed ordinance and voted to recommend adoption of the
41 amendments contained in this ordinance, as shown in its recommendation letter dated
42 November 5, 2015; and

43
44 WHEREAS, on _____, 2016, the Snohomish County Council ("County Council") held a
45 public hearing after proper notice, and considered public comment and the entire record related
46 to the code amendments contained in this ordinance; and

47
48 WHEREAS, following the public hearing, the County Council deliberated on the code
49 amendments contained in this ordinance;

1
2 NOW, THEREFORE, BE IT ORDAINED:
3

4 Section 1. The County Council adopts the following findings in support of this ordinance:
5

- 6 A. The foregoing recitals are adopted as findings as if set forth in full herein.
7
8 B. This ordinance will amend title 30 SCC to update regulations related to commercial and
9 industrial uses, including parking requirements and definitions. The proposed code
10 amendments seek to improve predictability, streamline and modernize the code, promote a
11 healthy economy, remove obsolete language, increase efficient use of commercial and
12 industrial land, encourage mixed-use development, reduce parking requirements, and define
13 commercial and industrial uses.
14
15 C. In developing the proposed code amendments, the County considered the goals of the
16 GMA, specifically those goals related to reducing sprawl, economic development, and
17 permits. The proposed amendments are consistent with:
18

19 GMA Planning Goal 2 (RCW 36.70A.020(2)): "Reduce Sprawl. Reduce the
20 inappropriate conversion of undeveloped land into sprawling, low-density development."
21 This ordinance reduces parking requirements to more efficiently use commercial and
22 industrial land and reduce pressure to expand urban growth areas.
23

24 GMA Planning Goal 5 (RCW 36.70A.020(5)): "Economic Development. Encourage
25 economic development throughout the state that is consistent with adopted
26 comprehensive plans, promote economic opportunity for all citizens of this state,
27 especially for unemployed and for disadvantaged persons, promote the retention and
28 expansion of existing businesses and recruitment of new businesses, recognize regional
29 differences impacting economic development opportunities, and encourage growth in
30 areas experiencing insufficient economic growth, all within the capacities of the state's
31 natural resources, public services, and public facilities." This ordinance promotes
32 economic development by encouraging mixed-use development, reducing parking
33 requirements, and streamlining the regulations for greater predictability.
34

35 GMA Planning Goal 7 (RCW 36.70A.020(7)): "Permits. Applications for both state and
36 local government permits should be processed in a timely and fair manner to ensure
37 predictability." This ordinance improves predictability by streamlining and modernizing
38 the use matrices and parking requirements and defining terms not previously defined.
39 Further, this ordinance clarifies the regulations for the recycling and storage of
40 woodwaste and non-woodwaste construction debris, which provides greater
41 predictability to both owners of such uses and residents who live near such uses.
42

- 43 D. The proposed code amendments will better achieve, comply with, and implement goals and
44 policies from the Puget Sound Regional Council's Multicounty Planning Policies (MPPs) by
45 supporting a prosperous and sustainable local economy through the retention of and
46 expansion of local businesses, including the following Development Pattern (DP) policy:
47

48 MPP-DP-50: "Streamline development standards and regulations for residential and
49 commercial development, especially in centers, to provide flexibility and to
50 accommodate a broader range of project types consistent with the regional vision." This

1 ordinance improves predictability by streamlining and modernizing the use matrices and
2 parking requirements and defining terms not previously defined. Further this ordinance
3 permits limited mixed-use development within residential zones to provide more efficient
4 use of land.
5

- 6 E. The proposed code amendments will better achieve, comply with, and implement policies
7 from the Snohomish County Countywide Planning Policies (CPPs) by promoting the
8 retention and expansion of local businesses, including the following Economic Development
9 (ED) policies:

10
11 ED-2: "The County and cities should encourage the establishment and growth of locally
12 owned, small businesses through comprehensive plan policies, infrastructure
13 investments, and fair and appropriate land use regulations in all communities." This
14 ordinance creates greater flexibility by broadening the zones in which small businesses
15 may locate and reduces parking requirements which can reduce the cost of
16 development.
17

18 ED-13: "Jurisdictions should recognize, where appropriate, the growth and development
19 needs of businesses of local, regional, or statewide significance and ensure that local
20 plans and regulations provide opportunity for the growth and continued success of such
21 businesses." This ordinance streamlines the allowed uses in commercial and industrial
22 zones, reduces parking requirements and defines uses not previously defined to ensure
23 the county remains economically competitive.
24

- 25 F. The proposed code amendments comply with and implement the following Snohomish
26 County GMACP GPP goals, objectives, and policies by streamlining the development
27 regulations for commercial and industrial development to improve predictability, encourage
28 mixed-use development, and reduce parking requirements for more efficient use of land:
29

- 30 1. Policy LU 1.A.9 "Ensure the efficient use of urban land by adopting reasonable measures
31 to increase residential, commercial and industrial capacity within urban growth areas prior
32 to expanding urban growth boundaries. The County Council will use the list of reasonable
33 measures in accordance with the guidelines for review contained in Appendix D of the
34 Countywide Planning Policies to evaluate all UGA boundary expansions."
35
36 2. Objective LU 2.C "Encourage intensification and revitalization of existing and planned
37 commercial and industrial areas."
38
39 3. Policy LU 2.C.2 "The majority of new commercial development shall be accommodated
40 as mixed use in urban centers, and/or urban village or adjacent to transit stations or
41 within transit emphasis corridors"
42
43 4. Policy LU 2.C.3 "The intensification or redevelopment of existing strip commercial
44 developments shall be encouraged including changing to mixed use in appropriate
45 locations, particularly along transit emphasis corridors."
46
47 5. Policy LU 3.A.2 "Urban Centers shall be located in a UGA and . . . [p]rohibit surface
parking lots and at-grade parking, with the exception of on-street parking"
6. Policy LU 3.C.1 "Urban Villages shall be planned as compact pedestrian-oriented areas
within designated Urban Growth Areas. Urban Villages are generally smaller than an
Urban Center and provide an intermediate level of commercial or other services for an

existing community, or take advantage of unique characteristics of an area that provide opportunities for higher intensity development with public benefits of open space or other public amenities. The development will include a variety of small-scale commercial and office uses, public buildings, high-density residential units, and public open space. Pedestrian orientation includes circulation, scale and convenience with connections between neighborhoods, communities and other centers. Urban Villages should also include urban services and reflect high quality urban design. Urban Villages serve several neighborhoods within a radius of about two miles. Urban Villages will develop/redevelop over time and may develop in phases.”

7. Objective LU 4.A “Improve the quality of residential, commercial, and industrial development through comprehensive design standards and a design review process.”
8. Objective LU 5.A “Revitalize or create identifiable, pedestrian-oriented neighborhood areas with focal points, mixed-use centers, and employment areas that are linked with each other.”
9. Policy HO 1.D.3 “The county shall encourage expeditious and efficient infill development in urban growth areas.”
10. Objective NE 1.A “Balance the protection of the natural environment with economic growth, housing needs and the protection of property rights.”
11. Goal ED 1 “Maintain and enhance a healthy economy.”
12. Goal ED 2 “Provide a planning and regulatory environment which facilitates growth of the local economy.”
13. Policy ED 2.A.1 “Snohomish County shall work to ensure that the Snohomish County Code is an understandable, accessible, and user friendly document.”
14. Policy ED 3.A.3 “Snohomish County shall strive to provide assistance and incentives for the intensification and re-use of existing employment areas in incorporated and unincorporated areas.”
15. Policy ED 3.D.5 “Snohomish County shall prioritize the redevelopment of existing industrial areas and investigate potential incentives that may make redevelopment a greater financial opportunity.”

G. Procedural requirements.

1. State Environmental Policy Act (SEPA) requirements with respect to this non-project action have been satisfied through the completion of an environmental checklist and the issuance of a determination of non-significance on November 16, 2015.
2. The proposal is a Type 3 legislative action under SCC 30.73.010.
3. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance was transmitted to the Washington State Department of Commerce for distribution to state agencies on October 13, 2015.
4. The public participation process used in the adoption of this ordinance has complied with all applicable requirements of the GMA and the SCC.

- 1
2 5. The Washington State Attorney General last issued an advisory memorandum, as
3 required by RCW 36.70A.370, in December of 2015 entitled "Advisory Memorandum:
4 Avoiding Unconstitutional Takings of Private Property" to help local governments avoid
5 the unconstitutional taking of private property. The process outlined in the State
6 Attorney General's 2015 advisory memorandum was used by Snohomish County in
7 objectively evaluating the regulatory changes proposed by this ordinance.
8

9 H. The proposed amendments to chapter 30.22 SCC are consistent with the record.

- 10
11 1. This ordinance will amend SCC 30.22.100, SCC 30.22.110, and SCC 30.22.120 to
12 simplify regulations and to implement GPP Policy ED 2.A.1. The amendments add,
13 delete and consolidate numerous permitted and conditional uses to improve
14 predictability and resolve challenges with classifying uses that were not anticipated when
15 the use matrices were first constructed. The amendments consolidate redundant
16 existing uses, create new uses for the purpose of combining several existing uses into a
17 new category, and eliminate confusing and unnecessary reference notes in the use
18 matrix. The amendments revise the use matrices for internal consistency with other
19 portions of the code. The amendments add or delete uses from zones to be consistent
20 with the intent of a particular zone, whether the use is allowed in other zones with similar
21 intent, and GMA and GPP policies. The amendments add or delete uses from zones
22 based on current market conditions or trends, and reflect an intent to promote greater
23 economic development opportunities in urban and rural areas, reverse trends of under
24 building in commercial and industrial zones, and use land more efficiently. The
25 amendments delete uses in zones where the use was allowed on land that is no longer
26 under county jurisdiction.
- 27 2. This ordinance will amend SCC 30.22.100 to add Hotel/Motel and Schools as permitted
28 and conditionally permitted uses in the Neighborhood Business (NB) zone only when
29 designated Urban Village in the Future Land Use Map of the GMACP. These uses are
30 more appropriate in Urban Villages, which are located along a major arterial, and can fit
31 with the surrounding neighborhoods to minimize incompatibility.
- 32 3. This ordinance will amend SCC 30.22.100 and SCC 30.22.110 to simplify code by
33 combining the four existing woodwaste facility categories into one for easier
34 implementation of regulations and greater predictability. The amendments amend the
35 Light Industrial (LI) and Heavy Industrial (HI) zones to change Woodwaste Recycling
36 and Woodwaste Storage from a conditional use permit to an administrative conditional
37 use, which is consistent with the intent of these zones to permit industrial uses and to
38 mitigate impacts to surrounding properties through performance standards in SCC
39 30.28.090 and the administrative conditional use permit process in chapter 30.43A SCC.
40 The amendments also add Woodwaste Recycling and Woodwaste Storage as an
41 administrative conditional use in the Industrial Park (IP) zone, which is consistent with
42 the intent of this zone.
- 43 4. This ordinance will amend SCC 30.22.100 and SCC 30.22.110 to add a new use,
44 Intermediate Solid Waste Handling Facility, consistent with WAC 173-350-040 and 173-

350-310, to address recycling and storage of non-woodwaste debris and materials. The amendments add Intermediate Solid Waste Handling Facility as a conditional use in the IP, LI, HI, Rural Industrial (RI), and Rural-5 zones to provide a public review process.

5. This ordinance will amend SCC 30.22.100 for the Low Density Multiple Residential (LDMR) and Multiple Residential (MR) zones to allow general retail uses only as part of new mixed-use development and to allow licensed practitioners, medical clinics, cleaning establishments, grooming parlors, and personal service shops to implement GPP Objective LU 5.A.
6. This ordinance will amend SCC 30.22.100 to remove the following uses from commercial zones: accessory apartment; dwelling, attached single family; dwelling, duplex; dwelling, mobile home; and dwelling, single family detached. These amendments are intended to help reverse a trend toward under-building of commercial areas with low intensity residential uses, which is inconsistent with GPP Policy LU 2.C.2. Removal of these uses will not materially affect the capacity of urban growth areas to accommodate future population growth, as commercial zones will continue to allow townhouse and multiple family dwellings, which achieve a much higher density and can be incorporated as part of a mixed use project.
7. This ordinance will amend SCC 30.22.130 to repeal reference notes that are obsolete, update cross-references to other sections in title 30 SCC and federal law, and modify reference notes to improve readability.
8. This ordinance will amend SCC 30.22.130 to limit certain uses for property designated Urban Village to be consistent with the definition of an urban village and GPP Policy LU 3.C.1.
9. This ordinance will amend SCC 30.22.130 to establish criteria to allow general retail uses, licensed practitioners, medical clinics, cleaning establishments, grooming parlors, and personal service shops in the LDMR and MR zones, consistent with changes to SCC 30.22.100 and to implement GPP Objective LU 5.A.
10. This ordinance will amend SCC 30.22.110 and SCC 30.22.130 by consolidating certain uses in a manner consistent with the requirements in WAC 365-196-425(6)(c)(i) for Type 1 Limited Areas of More Intense Rural Development (LAMIRDs).
 - a. The bakery, drug store, grocery store, hardware store, home improvement center, locksmith, retail store, second hand store, specialty store, tire store, and tool sales and rental uses are consolidated under the new retail, general use. Consolidation of these uses will not result in an inconsistency with WAC 365-196-425(6)(b) as they were previously allowed in the Clearview Rural Commercial (CRC) zone, which is designated as a LAMIRD.
 - b. The community club and yacht/boat club uses are consolidated under the clubhouse use. Community club was previously allowed in the CRC zone while yacht/boat club was not. The consolidation will not result in an inconsistency with WAC 365-196-425(6)(b), as a new reference note (135) is added to limit the allowed uses to only those which have been determined to meet the requirements under WAC 365-196-425(6)(b).

- c. The greenhouse, lath house, & nurseries, wholesale use is consolidated with the greenhouse, lath house, & nurseries, retail use. Consolidation of these uses will not result in an inconsistency with WAC 365-196-425(6)(b) as they were previously allowed in the CRC zone.
 - d. The tavern use is consolidated under the restaurant use. As both taverns and restaurants were previously allowed in the CRC zone, consolidation will not result in an inconsistency with WAC 365-196-425(6)(b).
 - e. The grooming parlors and personal service shop uses are consolidated under the new neighborhood services use. Not all of the uses listed under neighborhood services were previously allowed in the CRC zone. A new reference note (135) is added to limit the allowed uses to only those which have been determined to meet the requirements under WAC 365-196-425(6)(b). Only grooming parlors will be allowed in the CRC zone.
 - f. The motor vehicle and equipment sales use is consolidated under the vehicle, vessel and equipment sales and rental use. As these uses were previously allowed in the CRC zone, consolidation will not result in an inconsistency with WAC 365-196-425(6)(b).
 - g. The financial institutions use is consolidated with the new office and banking use. A new reference note (135) is added to limit the allowed uses in the CRC zone to only those which have been determined to meet the requirements under WAC 365-196-425(6)(b). As financial institutions were not previously allowed in the CRC zone, only offices will be allowed in the CRC zone.
- I. The proposed amendments to chapter 30.26 SCC are consistent with the record.
1. The amendment to SCC 30.26.010 adds a specific exemption for construction-related parking for improved clarity.
 2. The amendment to SCC 30.26.015 provides the department greater flexibility and authority to require loading spaces.
 3. The amendment to SCC 30.26.020 clarifies that required parking is not allowed within the public right-of-way.
 4. The amendment to SCC 30.26.030: 1) modernizes the table identifying the number of off-street parking spaces required and establishes a parking standard for each use listed in the use matrices; 2) creates separate parking requirements for urban and rural zones; 3) lowers the minimum parking requirements for several uses within urban growth areas to better align with current market conditions and the availability of alternatives to an automobile; 4) maintains a higher minimum parking requirement for uses in rural areas, which reflects the market conditions and a lack of alternatives to an automobile; and 5) provides a cross-reference to the Urban Center (UC) zone parking requirements for clarity.
 5. The amendment to SCC 30.26.032 resolves a conflict with SCC 30.26.040, as it is unclear which regulations concerning parking requirements would apply to the UC zone. The amendment is consistent with GPP LU Policy 3.A.2.

6. The amendment to SCC 30.26.035 provides a cross-reference to SCC Table 30.26.030(1) for clarity.
7. The amendment to SCC 30.26.040 adds a cross-reference to SCC Table 30.26.0030(1) for clarity.
8. The amendment to SCC 30.26.040 adds a cross-reference to SCC 30.26.032 for consistency with amendments to SCC 30.26.032. This amendment is intended to resolve a conflict as to which regulations apply to allow an applicant to reduce parking requirements in the UC zone, and is consistent with GPP Policy LU 3.A.2.
9. The amendment to SCC 30.26.060 removes listed uses required to provide a loading space, consistent with the amendments to SCC 30.26.015 that give greater flexibility and authority to require loading spaces for any use.

J. The proposed amendments to chapter 30.28 SCC are consistent with the record.

1. The amendments to SCC 30.28.090: 1) modify the section title to remove “Temporary” which is no longer a listed use in SCC 30.22.100, SCC 30.22.110 and SCC 30.22.120, 2) provide a cross-reference to the use matrices for clarity, 3) remove outdated references to Snohomish Health District regulations, 4) remove language regarding setbacks from environmentally sensitive areas that is inconsistent with regulations regarding critical areas, and 5) correct capitalization and wording to improve readability.
2. The amendments to SCC 30.28.095: 1) modify the section title consistent with changes in SCC 30.22.100, SCC 30.22.110, SCC 30.22.120 and SCC 30.28.090 and add “Facilities, conditional use permits,” 2) provide a cross-reference to the use matrices for clarity, 3) remove language regarding setbacks from environmentally sensitive areas that is inconsistent with regulations regarding critical areas, 4) remove a sentence allowing the hearing examiner to impose a greater setback consistent with county policies and the applicable pre-GMA subarea plan which are already covered under SCC 30.42C.100(2)(a), 5) remove outdated references to Snohomish Health District regulations, 6) delete a requirement that woodwaste recycling and storage shall be limited to wholesale distribution only except in Heavy Industrial (HI) and Light Industrial (LI) as the requirement is covered under other sections within title 30 SCC, and 7) correct wording to improve readability.
3. New SCC 30.28.110 adds regulations for Intermediate Solid Waste Handling Facility and provides permit conditions to ensure compatibility with surrounding uses. Intermediate Solid Waste Handling Facilities will be required to comply with WAC 173-350-040 and WAC 173-350-310 along with the conditional use permit process in chapter 30.42C SCC.

K. The proposed amendments to chapter 30.31A SCC are consistent with the record.

1. The repealing of SCC 30.31A.140 removes regulations allowing residential development in the Business Park (BP) zone. The regulations only applied to a specific parcel of land

1 located within the Lake Stevens UGA that was zoned BP. This land was annexed into
2 the City of Lake Stevens making it no longer under the jurisdiction of Snohomish County.

3
4 L. The proposed amendments to chapters 30.91B through 30.91W SCC are consistent with the
5 record.

- 6
7 1. New SCC 30.91B.016 adds a definition of Bakery, Retail to define a term used in the
8 definition of Retail, General.
- 9 2. New SCC 30.91B.017 adds a definition of Bakery, Wholesale to distinguish the use from
10 a retail bakery.
- 11 3. New SCC 30.91C.062 adds a definition of Cemetery and Funeral Home to define a use
12 proposed to be added to the use matrices.
- 13 4. New SCC 30.91C.131.1 adds a definition of Cold Storage to provide clarity for a use that
14 would be allowed under the new definition of warehouse.
- 15 5. The amendment to SCC 30.91E.250 amends the definition of Explosives to update the
16 citation to the Code of Federal Regulations.
- 17 6. The amendment to SCC 30.91F.520 amends the definition of Fuel Yard to be consistent
18 with changes to combine gas and petroleum storage under this term in the use matrices.
- 19 7. New SCC 30.91I.075 adds a definition of Intermediate Solid Waste Handling Facility to
20 define a use proposed to be added to the use matrices and SCC 30.28.110.
- 21 8. New SCC 30.91L.225 adds a definition of Lumber Mill to define a use proposed to be
22 added to the use matrices.
- 23 9. New SCC 30.91M.005 adds a definition of Machinery Repair, Major to define a use
24 included under the definition of manufacturing.
- 25 10. The amendment to SCC 30.91M.028 amends the definition of Manufacturing, Heavy to
26 clarify what types of uses are included under this term.
- 27 11. New SCC 30.91N.033 adds a definition of Neighborhood Services to define a use
28 proposed to be added to the use matrices.
- 29 12. New SCC 30.91O.008 adds a definition of Office and Banking to define a use proposed
30 to be added to the use matrices.
- 31 13. New SCC 30.91R.121.2 adds a definition of Restaurant to define an existing use in the
32 use matrices which did not previously have a definition.
- 33 14. New SCC 30.91R.143 adds a definition of Retail, General to define a use proposed to be
34 added to the use matrices.
- 35 15. New SCC 30.91S.445 adds a definition of Small Workshop to define a use proposed to
36 be added to the use matrices.
- 37 16. The amendment to SCC 30.91S.700 amends the definition of Studio to allow dance
38 studios, which were previously excluded. Dance studios were previously classified as
39 "Schools-Other," which are allowed only in multiple family, commercial, and industrial

1 zones. This amendment does not permit a dance studio to be operated out of a single
2 family dwelling. A conditional use permit would be required to mitigate any significant
3 impacts on the surrounding properties.

4 17. New SCC 30.91V.013 adds a definition of Vehicle, Vessel, and Equipment Sales and
5 Rental to define a use proposed to be added to the use matrices.

6 18. New SCC 30.91W.007.1 adds a definition of Warehouse to define a use proposed to be
7 added to the use matrices.

8 19. The amendment to SCC 30.91W.100 amends the definition of Woodwaste Recycling to
9 remove references to demolition and construction debris, which is covered under the
10 new definition of an Intermediate Solid Waste Handling Facility.

11 20. The amendment to SCC 30.91W.110 amends the definition of Woodwaste Storage to
12 remove references to demolition or construction debris, which is covered under the
13 definition of an Intermediate Solid Waste Handling Facility.

14 M. This ordinance is consistent with the record as set forth in the PDS staff memoranda dated
15 May 13, 2015, and October 13, 2015.

16
17 Section 2. The County Council makes the following conclusions:

- 18
19 1. The proposal is consistent with the goals, objectives and policies of the GPP.
20
21 2. The proposal is consistent with Washington State law and the SCC.
22
23 3. The County has complied with all SEPA requirements with respect to this non-project
24 action.
25
26 4. The regulations proposed by this ordinance do not result in an unconstitutional taking of
27 private property for a public purpose.
28

29 Section 3. The County Council bases its findings and conclusions on the entire record of
30 the County Council, including all testimony and exhibits. Any finding, which should be deemed
31 a conclusion, and any conclusion which should be deemed a finding, is hereby adopted as
32 such.
33

34 Section 4. Snohomish County Code Section 30.22.100, last amended by Amended
35 Ordinance No. 15-025, on May 6, 2015, is amended to read:

1 30.22.100 Urban Zone Categories: Use Matrix

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	FS	IP ⁷⁶	BP	LI ^{55,76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Accessory Apartment ⁶²	A	A	A	A	A	A	((A))		((A))	((A))							
Adult Entertainment Business/Use ⁶⁷												P		P	P		
Agriculture ^{41,107}	P	P	P		P	P	P		P	P		P	P	P	P	P	
Airport, Stage 1 Utility ¹	C	C	C						P	P		P	P	P	P		
Airport-All Others												P	P	P	P		
Amusement Facility ^{41,129}								P	P	P		P		P	P		P
Antique Shop							P	P	P	P				P	P		P
Art Gallery ⁴¹	C	C	C		C	C	P	P	P	P		P	P	P	P		P
((Asphalt Batch Plant & Continuous Mix Asphalt Plant))												((P))			((P))		
Auto Repair, Major								P	P ⁸⁶	P		P	P	P	P		P
Auto Repair, Minor							P	P	P ⁸⁶	P	P	P	P	P	P		P
Auto Towing														P	P		
Auto Wrecking ((Yard)) and Junkyards														C ⁴⁴	P ⁴⁴		
((Bakery))							((P ⁶⁹))	((P))	((P))	((P))		((P))	((P))	((P))	((P))		((P))
Bed and Breakfast Guesthouse ⁵⁸	C	C	C	C	C	C										C	
Billboards ⁴⁶ Non-digital Digital										P P				P P	P P		
Boarding House	P ¹⁵	P ¹⁵	P ¹⁵		P	P	P		P	P						P	P
Boat Launch, Commercial ³¹									C	C				C	C		P

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁵	R7,200 ⁸⁵	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	FS	IP ⁷⁶	BP	LI ^{55,76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Boat Launch, Non-commercial ³¹	C	C	C		C	C			C	C				C	C		
((Boat Sales))										((P))				((P))	((P))		
Caretaker's Quarters							P	P	P	P		P	P	P	P		
Cemetery ((, Columbarium, Crematorium, Mausoleum ⁴¹)) and Funeral Home	C	C	C		C	C	P	P	P	P		P	P	P	P		P
Church ^{41,129}	C	C	C		P	P	P	P	P	P		P	P	P	P		P
((Cleaning Establishment))							((P))	((P))	((P))	((P))		((P))	((P))	((P))	((P))		((P))
Clubhouse	C	C	C		C	C	((G)) P	P	P	P		P	P	P	P	P	P
((Cold Storage))										((P))		((P))	((P))	((P))	((P))		
Commercial Vehicle Storage Facility										P		P	P	P	P		
((Community Club))	((G))	((G))	((G))		((G))	((G))	((G))		((P))	((P))		((P))	((P))	((P))	((P))	((P))	((P))
Community Facilities for Juveniles ¹⁰³																	
1 to 8 Resident Facility	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P
9 to 24 Resident Facility	S	S	S	S	S	P	P	P	P	P		P	P	P	P	P	P
Construction Contracting										P		P	P	P	P		P ¹²³
((Country Club))	((G))	((G))	((G))									((P))	((P))	((P))	((P))		((P))
((Craft Shop ²¹))									((P ⁸⁶))	((P))		((P))	((P))	((P))	((P))		((P))
Day Care Center ^{2,129}	C	C	C		C	C	P	P	P	P	P	P	P	P	P	A	P
((Department Store))								((P))	((P ⁸⁶))	((P))				((P))	((P))		((P))
Distillation of Alcohol												P	P	P	P		P
((Distillation of Wood, Coal, Bones or Manufacturing of Their By-products))												((P))			((P))		

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	FS	IP ^{7b}	BP	LI ^{5b, 7b}	HI ^{5b}	MHP ¹¹⁴	UC ¹²²
Dock & Boathouse, Private, Non-commercial ^{3,41}	P	P	P	P	P	P	P		P	P		P	P	P	P		
((Drug Store))							((P))	((P))	((P))	((P))	((P ²²))			((P))	((P))		((P))
Dwelling, Attached Single Family	P	P	P	P	P	P	((P))	((P))	((P))	((P))							
Dwelling, Cottage Housing ¹¹⁶	A	A	A	A	A												
Dwelling, Duplex	P ⁴²	P ⁴²	P ⁴²	P	P	P	((P))		((P))	((P))							
Dwelling, Mobile Home	P ⁶	P ⁶	P ⁶	P ⁶	P	P	((P ⁶))		((P ⁶))	((P ⁶))						P	
Dwelling, Multifamily					P	P	P	P	P	P			((P ⁵¹))				P
Dwelling, Single Family	P	P	P	P	P	P	((P))	((P ⁴))	((P))	((P))			((P ⁵¹))			P ⁴	
Dwelling, Townhouse ⁵			A	P	P	P	P	P	P	P							P
Electric Vehicle Infrastructure																	
Electric Vehicle Charging Station - Restricted, Level 1, and Level 2 ¹²¹	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Electric Vehicle Charging Station - Public, Level 1 and Level 2							P	P	P	P	P	P	P	P	P		P
Electric Vehicle Charging Station, Level 3	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	P	P	P	P	P	P	P	P	P		P
Battery Exchange Stations	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	P	P	P	P	P	P	P	P	P		P
((Explosives, Manufacturing))												((P))			((P))		
Explosives, Storage												P			P		
((Extraction of Animal or Fish Fat or Oil))												((P))			((P))		
((Fabrication Shop))										((P))		((P))	((P))	((P))	((P))		((P ¹²³))
Fairgrounds										P		P	P	P	P		
((Fallout Shelter, Individual))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))		((P))
((Fallout Shelter, Joint ⁷))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))		((P))

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	FS	IP ⁷⁶	BP	LI ^{55,76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Family Day Care Home ⁸	P	P	P	P	P	P	P		P	P						P	
Farm Product Processing																	
Up to 5,000 sq ft									P	P				P	P		
Over 5,000 sq ft ⁹⁴									A	P				P	P		
Farm Stand																	
Up to 400 sq ft ⁹	P	P	P						P	P				P	P		P
401 to 5,000 sq ft ⁹⁹																	
Farmers Market ⁹³							P	P	P	P			P	P	P		P
((Financial Institutions))							((P))	((P))	((P))	((P))		((P))	((P))	((P))	((P))		((P))
Fish Farm												P	P	P	P		
((Fix-it Shop))							((P))	((P))	((P ⁸⁶))	((P))		((P))	((P))	((P))	((P))		((P))
Forestry												P		P	P		
((Forge, Foundry, Blast Furnace for Melting of Ore))															((P))		
Foster Home	P	P	P	P	P	P	P		P	P						P	
Fuel ((& Coal)) Yard										P		P	P	P	P		
Garage, Detached Private Accessory ⁸⁰																	
Up to 2,400 sq ft	P	P	P	P	P	P	((P))	((P))	((P))	((P))		P	P	P	P	P	
2,401 - 4,000 sq ft on More than 3 Acres ^{41,59}	P	P	P	P	P	P	((P))	((P))	((P))	((P))		P	P	P	P	P	
2,401 - 4,000 sq ft on Less than 3 Acres ^{41,59}	A	A	A	A	A	A	((A))	((A))	((A))	((A))		A	A	A	A	A	
4,001 sq ft and Greater ^{41,59}	C	C	C	C	C	C	((G))	((G))	((G))	((G))		C	C	C	C	C	
Garage, Detached Private Non-accessory ⁸⁰																	
Up to 2,400 sq ft	P	P	P	P	P	P	((P))	((P))	((P))	((P))	P	P	P	P	P	P	
2,401 sq ft and greater ^{41,59}	C	C	C	C	C	C	((G))	((G))	((G))	((G))	C	C	C	C	C	C	
Golf Course ((and)), Driving Range and Country Club	C	C	C						((P))	((P))		((P))	((P))	((P))	((P))		
Government Structures & Facilities ^{27,41}	C	C	C	C	C	C	C	P	P	P		P	P	P	P		P

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	FS	IP ⁷⁶	BP	LI ^{55,76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
((Greenhouse, Lath House, & Nurseries: ⁵²Retail))							((P))	((P))	((P))	((P))				((P))	((P))		
Greenhouse, Lath House, & Nurseries ((⁵² Wholesale))							P	P	P	P		P	P	P	P		
((Grocery Store))							((P))	((P))	((P ⁸⁶))	((P))	((P ²²))			((P))	((P))		((P))
((Grooming Parlor))							((P))	((P))	((P))	((P))			((P ⁵³))	((P))	((P))		((P))
Guesthouse ⁸⁵	P	P	P		P	P	((P))	((P))	((P))	((P))						P	
((Gymnasium))								((P))	((P))	((P))		((P))	((P))	((P))	((P))		((P))
((Hardware Store))							((P))	((P))	((P))	((P))				((P))	((P))		((P))
Hazardous Waste Storage & Treatment Facilities, Offsite ⁶⁶												C	C	C	C		
Hazardous Waste Storage & Treatment Facilities, Onsite ⁶⁵							P	P	P	P	P	P	P	P	P		
Health and Social Service Facility ⁹⁰																	
Level I	P	P	P	P	P	P	P	P	P	P			P			P	P
Level II ^{41,129}	C	C	C		C	C	C	P	P	P			P			C	P
Level III						C	C	P	P	P		P		P	P	C	P
((Home Improvement Center))							((P))	((P))	((P ⁸⁶))	((P))				((P))	((P))		((P))
Home Occupation ¹¹	P	P	P	P	P	P	P		P	P						P	P
Hotel/Motel					C	C	<u>P¹³⁴</u>	P	P	P	P			<u>P⁸⁹</u>			P
<u>Intermediate Solid Waste Handling Facility¹³³</u>												<u>C</u>		<u>C</u>	<u>C</u>		
((Junkyard))														((C ⁴⁴))	((P ⁴⁴))		
Kennel, ⁴¹ Commercial ¹²	C	C	C						P	P		P	P	P	P		
Kennel, ⁴¹ Private-Breeding ¹³	P	P	P		P	P	P		P	P		P	P	P	P		
Kennel, ⁴¹ Private-Non-Breeding ¹³	P	P	P		P	P	P		P	P		P					

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	FS	IP ⁷⁶	BP	LI ^{55,76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Laboratory							P	P	P	P		P	P	P	P		P
Library ⁴¹	C	C	C		C	C	C	P	P	P		P	P	P	P		P
((Licensed Practitioner ^{29,41}))					((G))	((G))	((P))	((P))	((P))	((P))		((P))	((P))	((P))	((P))		((P))
((Livestock Auction Facility))												((P))		((P))	((P))		
((Locksmith))							((P))	((P))	((P ⁸⁶))	((P))		((P))	((P))	((P))	((P))		((P))
Lumber Mill												P	P	P	P		
Lumberyard										P		P	P	P	P		
Manufacturing, Heavy ⁸²												P			P		
Manufacturing-All Other Forms Not Specifically Listed ⁸³												P	P	P	P		P ¹²³
Marijuana Collective Garden ¹²⁵												P	P	P	P		
Marijuana Collective Garden Dispensary, or Access Point							P	P	P	P			P	P	P		P
Marijuana Processing ¹²⁵												P	P	P	P		
Marijuana Production ¹²⁵												P	P	P	P		
Marijuana Retail							P	P	P	P			P	P	P		P
Massage Parlor									P	P		P	P	P	P		P
((Medical Clinic ²⁹))					((G))	((G))	((P))	((P))	((P))	((P))		((P))	((P))	((P))	((P))		((P))
Mini Self-Storage								P		P		P	P	P	P		
Mobile Home Park ³⁸					C	C			C	C						P	
((Mobile Home & Travel Trailer Sales))										((P))		((G ³⁶))		((P))	((P))		
Model Hobby Park ⁷⁵										((P))			A	A	A		

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	FS	IP ⁷⁶	BP	LI ^{55,76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Model House/Sales Office	P	P	P	P	P	P	((P))	((P))	((P))	((P))							((P))
((Mortuary))					((C))	((C))			((P))	((P))		((P))	((P))	((P))	((P))		((P))
Motocross Racetrack ¹²⁹										C ¹¹³		C ¹¹³	C ¹¹³	C ¹¹³	C ¹¹³		
((Motor Vehicle & Equipment Sales))									((P ²³))	((P))				((P))	((P))		
Museum ⁴¹	C	C	C		C	C	C	P	P	P		P	P	P	P		P
Neighborhood Services					A, C ^{86, 131}	A, C ^{86, 131}	P	P	P ⁸⁶	P		P	P	P	P		P
((Office, General))							((P))	((P))	((P))	((P))		((P))	((P))	((P))	((P))		((P))
Office and Banking							P	P	P	P		P	P	P	P		P
Park, Public ¹⁴	P	P	P		P	P	P	P	P	P		P	P	P	P		P
Park-and-Pool Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P		P
Park-and-Ride Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P		P
((Personal Services Shop))							((P))	((P))	((P ⁸⁶))	((P))		((P ⁴⁹))	((P ⁴⁹))	((P))	((P))		((P))
Personal Wireless Communications Facilities ^{27, 41, 104, 105, 106}	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	C	P ¹¹⁹
((Petroleum Products & Gas Storage – Bulk ⁴³))										((P))		((P))	((P))	((P))	((P))		
((Petroleum Refining ⁴³))												((P))					
((Print Shop))									((P ⁸⁶))	((P))		((P))	((P))	((P))	((P))		((P))
Printing Plant								P		P		P	P	P	P		P ¹²³
Race Track ^{24, 41, 129}										C		P	P	P	P		
Railroad Right-of-way	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P
Recreational Facility Not Otherwise Listed	C	C	C		C	C	P	P	P	P		P	P	P	P		P

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	FS	IP ⁷⁵	BP	LI ^{55,76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Recreational Vehicle Park									C	C	P					C	
Rendering of Fat, Tallow, or Lard ¹²⁹												P			P		
Restaurant							P	P	P	P	P	P ⁴⁹	P ⁴⁹	P	P		P
<u>Retail, General</u>						A ¹³²	P	P	P	P	P ²²		P ⁵³	P	P		P
((Retail Store))							((P))	((P))	((P ⁸⁶))	((P))			((P ⁵³))	((P))	((P))		((P))
Retirement Apartments				P	P	P	P	P	P	P						P	P
Retirement Housing				P	P	P	P	P	P	P						P	P
((Rolling or Blooming Mills))												((P))			((P))		
Sanitary Landfill ¹²⁹	C	C	C						C	C		C	C	C	C		
((Sawmill))										((P))		((P))	((P))	((P))	((P))		
Schools																	
K-12 & Preschool ^{41,68,129}	C	C	C		C	C	C ¹³⁴		P	P		P	P	P	P		P
College ^{41,68}	C	C	C		C	C	C ¹³⁴		P	P		P	P	P	P		P
Other ^{41,68}					C	C	C ¹³⁴		P	P		P	P	P	P		P
((Second Hand Store))									((P ⁸⁶))	((P))				((P))	((P))		((P))
Service Station ⁴¹							P	P	P ⁸⁶	P	P			P	P		P
((Shake & Shingle Mill))										((P))		((P))	((P))	((P))	((P))		
Shooting Range ⁹²												P	P	P	P		
Sludge Utilization ³⁹	C ⁵⁶	C ⁵⁶	C ⁵⁶		C ⁵⁶	C ⁵⁶			C ⁵⁶	C ⁵⁶		C ⁵⁶		C ⁵⁶	P C ⁵⁰		
Small Animal Husbandry ⁴¹	C ³⁷	C ³⁷	C ³⁷				P		P	P		P	P	P	P		
<u>Small Workshop</u>									P ⁸⁶	P		P	P	P	P		P

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	FS	IP ⁷⁶	BP	LI ^{55,76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
((Specialty Store))							((P))	((P))	((P ⁸⁶))	((P))				((P))	((P))		((P))
Stables	P	P	P		P	P	P	P	P	P		P	P	P	P		
Stockyard or Slaughter House ¹²⁹												P			P		
Storage, Retail Sales Livestock Feed									P	P				P	P		
Storage Structure, Accessory ⁸⁰																	
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
2,401 - 4,000 sq ft on More than 3 Acres ^{41,59}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
2,401 - 4,000 on Less than 3 acres ^{41,59}	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
4,001 sq ft and Greater ^{41,59}	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Storage Structure, Non-accessory ⁸⁰																	
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
2,401 sq ft and greater ^{41,59}	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Studio ⁴¹	C ⁷⁷	C ⁷⁷	C ⁷⁷		C ⁷⁷	C ⁷⁷	P	P	P ⁸⁶	P		P	P	P	P		P
Swimming/Wading Pool ^{17,41}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
((Tannery))												((P))			((P))		
((Tar Distillation or Manufacturing))												((P))			((P))		
((Tavern ⁴¹))								((P))	((P))	((P))				((P))	((P))		((P))
Television/Radio Stations														P	P		
Temporary Dwelling During Construction	A	A	A	A	A	A	A	A	A	A	A						A
Temporary Dwelling For Relative ¹⁸	A	A	A	A	A	A	A	A	A	A	A						
Temporary Residential Sales Coach ⁷³	A	A	A														A
((Temporary Woodwaste Recycling ⁶³))														((A))	((A))		
((Temporary Woodwaste Storage ⁶³))														((A))	((A))		

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	FS	IP ⁷⁶	BP	LI ^{55,76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
((Tire Store))							((P))	((P))	((P ⁸⁶))	((P))				((P))	((P))		((P))
((Tool Sales & Rental))									((P ⁸⁶))	((P))				((P))	((P))		((P))
Transit Center	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P		P
Ultralight Airpark ²⁰												P					
Utility Facilities, Electromagnetic Transmission & Receiving Facility ^{27,129}	C	C	C	C	C	C	C	P	P ⁸⁶	P	C	P	P	P	P		
Utility Facilities, Transmission Wires, Pipes & Supports ²⁷	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility Facilities-All Other Structures ^{27,41}	C	C	C	C	C	C	C	P	P ⁸⁶	P	C	P	P	P	P	C	P
<u>Vehicle, Vessel and Equipment Sales and Rental</u>									P ²³	P				P	P		
Veterinary Clinic					C	C	P	P	P ⁸⁶	P		P	P	P	P		P
((Warehousing)) <u>Warehouse</u>										P		P	P	P	P		P ¹²³
Wholesale Establishment								P	P ⁸⁶	P		P	P	P	P		P ¹²³
<u>Woodwaste Recycling ((⁵⁷)) and Woodwaste Storage</u>												A ⁶³		((G)) A ⁶³	((G)) A ⁶³		
((Woodwaste Storage⁵⁷))														((G))	((G))		
((Yacht/Boat Club))												((P))	((P))	((P))	((P))		((P))
All other uses not otherwise mentioned												P	P	P	P		
P - Permitted Use	<p>A blank box indicates a use is not allowed in a specific zone. Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130. Check other matrices in this chapter if your use is not listed above.</p>																
A - Administrative Conditional Use																	
C - Conditional Use																	
S - Special Use																	

Section 5. Snohomish County Code Section 30.22.110, last amended by Amended Ordinance No. 15-009, on May 6, 2015, is amended to read:

1 **30.22.110 Rural and Resource Use Matrix**

Type of Use	Rural Zones							Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC
Accessory Apartment ⁶²	A	A	A	A				A	A	A	A
Agriculture ⁴¹	P	P	P	P	P	P	P	P	P	P	P
Airport: Stage 1 Utility ¹	C	C	C ¹¹⁵					C			
Antique Shop	C		C ^{45,115}	P ⁷⁹	P						
Art Gallery ⁴¹	C		C ¹¹⁵	P ⁷⁹	P						
Asphalt Batch Plant & Continuous Mix Asphalt Plant											P
<u>Auto Repair, Major</u>							P				
Auto Repair, Minor				P ⁽⁽⁷⁸⁾⁾	P	P	P				
Auto Towing	C		C								
<u>Auto Wrecking and Junkyards</u>							A ⁴⁴				
<u>((Bakery))</u>				((P ⁷⁸))	((P))						
Bakery, Farm ⁹⁷	P	P	P	P			P		P	P	
Bed and Breakfast Guesthouse ⁵⁸	C		C ¹¹⁵	P				C	C	A	
Bed and Breakfast Inn ⁵⁸	C		C ¹¹⁵	P				C	C	C	
Boarding House	P ¹⁵	P ¹⁵	P ^{15,115}					P ¹⁵		P ¹⁵	
Boat Launch, Commercial ³¹		C							C		
Boat Launch, Non-commercial ³¹	C		C	C				C	C		
Campground								A ^{32,127}	C ³²		
Caretaker's Quarters	P		C	P			P				P

Type of Use	Rural Zones							Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC
Cemetery ((, Columbarium, Crematorium, Mausoleum⁴¹)) and Funeral Home	P		C ¹¹⁵								
Church^{41,129}	P		C ¹¹⁵	C	P						
<u>Clubhouse</u>	<u>C</u>		<u>C¹¹⁵</u>	<u>P</u>	<u>P¹³⁵</u>						
((Cold Storage))							((P))				
Commercial Vehicle Home Basing			C ³³								
Commercial Vehicle Storage Facility				C			P				
((Community Club))	((P))		((C¹¹⁵))	((P))	((P))						
Community Facilities for Juveniles¹⁰³ 1 to 8 residents 9 to 24 residents			P ^{102,115} S ^{103,115}	P P	P P						
Construction Contracting				P ^{80,81}							
((Country Club))	((G))		((C¹¹⁵))	((P))							
((Craft Shop²¹))				((P))							
Dams, Power Plants, & Associated Uses									P		
Day Care Center^{2,129}	P		C ¹¹⁵	P	P	P					
Distillation of Alcohol	C ³⁴		C ^{34,115}							C ³⁴	
Dock & Boathouse, Private, Non-commercial^{3,41}	P	P	P	P				P	P	P	
((Drug Store))				((P ⁷⁹))	((P))						
Dwelling, Duplex	P	P	P					P		P	
Dwelling, Mobile Home	P	P	P		P ⁶			P	P	P	P

Type of Use	Rural Zones							Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC
Dwelling, Single Family	P	P	P		P			P	P	P	P
Equestrian Center ^{41,70,72}	P	C	C ¹¹⁵					C	P	C ⁷⁰	
Excavation & Processing of Minerals ²⁸	A, C	A, C	A, C				A, C	A, P, C	A, C		A, C
Explosives, Storage	C	C	C				C	P	C		C
((Fabrication Shop))							((P))				
((Fallout Shelter, Individual))	((P))	((P))	((P ¹¹⁵))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))
((Fallout Shelter, Joint ⁷))	((P))	((P))	((P ¹¹⁵))	((P))	((P))	((P))	((P))	((P))	((P))	((P))	((P))
Family Day Care Home ^{8,130}	P		P ¹¹⁵	P	P			P		P	
Farm Product Processing											
Up to 5,000 sq ft	P	P	P ¹¹⁵	P			P	P		P	
Over 5,000 sq ft ⁹⁴	A	A	A ¹¹⁵	A			A	A		A	
Farm Support Business ⁹⁴	A	A	A ¹¹⁵	A			P			A	
Farm Stand											
Up to 400 sq ft ⁹	P	P	P ^{100,115}	P	P	P	P	P	P	P	P
401 - 5,000 sq ft ^{99,100}	P	P	P, A ¹⁰⁰	P	P	P	P	P	P	P	
Farm Workers Dwelling										P ¹⁰	
Farmers Market ⁹³	P	P	P ¹⁰¹ A ^{101,115}	P	P	P	P			P	
Farmland Enterprises ⁹⁵		A	A ¹¹⁵							A	
Fish Farm	P	P	P ¹¹⁵					P	P	P	
((Fix-it Shop))				((P ⁷⁸))	((P))		((P))				

Type of Use	Rural Zones							Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC
Forestry	P	P	P				P	P	P	P	P
Forestry Industry Storage & Maintenance Facility	P ³⁰	P					P	P	P		
Foster Home	P	P	P	P				P		P	
<u>Fuel Yard</u> ⁴³							P				
Garage, Detached Private Accessory ⁶⁰											
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P		P
2,401 - 4,000 sq ft on More than 3 Acres ^{41,59}	P	P	P	P	P	P	P	P	P		P
2,401 - 4,000 sq ft on Less than 3 acres ^{41,59}	A	A	A	A	A	A	A	A	A		A
4,001 sq ft and Greater ^{41,59}	C	C	C	C	C	C	C	C	C		C
Garage, Detached Private Non-accessory ⁶⁰											
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P
2,401 sq ft and greater ^{41,59}	C	C	C	C	C	C	C	C	C	C	C
Golf Course ((and)), Driving Range and Country Club	C		C ¹¹⁵	P						C ⁷⁴	
Government Structures & Facilities ^{27,41}	C	C	C ¹¹⁵	C	P		C	C	C		C
Greenhouse, Lath House, Nurseries ((⁵² Retail))	P	P	P ¹¹⁵	P	P		P	P		P	
((Greenhouse, Lath House, Nurseries: ⁵² Wholesale))	((P))	((P))	((P ¹¹⁵))	((P))	((P))		((P))	((P))		((P))	
((Grocery Store))				((P ⁸⁰))	((P))	((P ⁸⁰))					
((Grooming Parlor))					((P))						
Guesthouse ⁸⁵	P	P	P	P				P	P	P	
((Hardware Store))				((P ⁸⁰))	((P))						
Hazardous Waste Storage & Treatment Facilities Onsite ⁶⁵	P			P		P	P	P	P		
Health and Social Service Facility ⁹⁰											

Type of Use	Rural Zones							Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC
Level I	P	P	P ¹¹⁵	P	P			P	P		P
Level II ^{41,91,129}			C ¹¹⁵	C							
Level III											
((Home Improvement Center))				((P⁶⁰))	((P))						
Home Occupation ^{11,84}	P ⁶⁴	P ⁶⁴	P ⁶⁴	P ⁶⁴	P			P ⁶⁴	P ⁶⁴	P ⁶⁴	P ⁶⁴
Homestead Parcel ⁴⁰	C		C ¹¹⁵							C	
<u>Intermediate Solid Waste Handling Facility</u> ¹³³	<u>C</u>		<u>C</u>				<u>C</u>				
Hotel/Motel				P		P					
Kennel, ⁴¹ Commercial ^{12,130}	P	P	P ¹¹⁵					P		C	
Kennel, ⁴¹ Private-Breeding ¹³	P	P	P					P		P	
Kennel, ⁴¹ Private-Non-Breeding ¹³	P	P	P	P				P		P	
Kitchen, farm	P	P	P	P			P			P	
<u>Laboratory</u>				<u>P</u>			<u>P</u>				
Library ⁴¹	C		C ¹¹⁵	P							
((Licensed Practitioner^{29,41}))				((P⁷⁹))							
Livestock Auction Facility	C ⁴⁸		C ^{48,115}		P		P			C ⁴⁸	
((Locksmith))				((P))	((P))						
((Log Scaling Station¹³⁰))	((C))	((C))	((C¹¹⁵))				((P))	((P))	((P))	((P))	
<u>Lumber Mill</u>	<u>C²⁶</u>	<u>C²⁶</u>	<u>C^{26,115}</u>				<u>P</u>	<u>P</u>	<u>P</u>		
Lumberyard							P				

Type of Use	Rural Zones							Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC
Manufacturing - All Other Forms Not Specifically Listed ⁸³				C			C				
Marijuana Collective Garden ^{124,126}							P				
Marijuana Collective Garden Dispensary, or Access Point ^{124,126}				P							
Marijuana Processing ¹²⁴							P			P	
Marijuana Production ¹²⁴							P			P	
Marijuana Retail ¹²⁴				P							
((Metal Working Shop))				((P ⁷⁸))			((P))				
Mini-equestrian Center ^{41,72}	P	P	P ¹¹⁵	P			P	P	P	P ⁷¹	
Model Hobby Park ^{75,130}			A ¹¹⁵							A	
Model House/Sales Office	P	P	P ¹¹⁵					P	P		
Motocross Racetrack ¹²⁹			C ¹¹³						C ¹¹³		
((Motor Vehicle & Equipment Sales))					((P ²³))						
Museum ^{41,130}	C		C ¹¹⁵	P						C ⁶¹	
<u>Neighborhood Services</u>				P	P ¹³⁵						
Office ((General)) and Banking				P	P ¹³⁵						
Off-road vehicle use area, private									C ¹⁰⁹		
Park, Public ^{14,130}	P	P	P	P	P		P	P	P	P	P
Park-and-Pool Lot				P	P	P	P				
Park-and-Ride Lot	C	C	C	P		P		C	C		

Type of Use	Rural Zones							Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC
((Personal Services Shop))				((P ⁷⁹))	((P))						
Personal Wireless Communications Facilities ^{27,41,104,105,106,130}	C	C	C	C	C	C	C	C	C	C	C
((Petroleum Products & Gas Storage – Bulk))							((P ⁴³))				
((Print shop))				((P))							
Public Events/Assemblies on Farmland ⁹⁶										P	
Race Track ^{24,41,129}			C ¹¹⁵								
Railroad Right-of-way	C	C	C ¹¹⁵		P		P	C	C	C	C
Recreational Facility Not Otherwise Listed ⁹⁸	C		C ¹¹⁵		P		P ⁷⁹	A, C ¹²⁷	A, C ¹²⁷	C	
Recreational Vehicle ¹⁹	P	P	P					P	P	P	
Recreational Vehicle Park									C		
Resort									C		
Restaurant				P ⁸⁰	P	P					
<u>Retail, General</u>				<u>P</u>	<u>P¹³⁵</u>	<u>P⁸⁰</u>					
((Retail Store))				((P ⁸⁰))	((P))						
Rural Industries ⁴¹	P ²⁵										
Sanitary Landfill ¹²⁹	C	C	C ¹¹⁵					C			C
((Sawmill))	((C ²⁶))	((C ²⁶))	((C ^{26,115}))				((P))	((P))	((P))		
Schools											
K-12 & Preschool ^{41,68,129}	C		C ¹¹⁵	P							
College ^{41,68}	C		C ¹¹⁵								

Type of Use	Rural Zones							Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC
Other ^{41,68}				C			C				
((Second Hand Store))				((P ⁷⁸))	((P))						
Service Station ⁴¹				P	P	P					
((Shake & Shingle Mill))	((C ²⁶))	((C ²⁶))	((C ^{26,115}))				((P))	((P))			
Shooting Range ⁹²	C	C	C					C			
Sludge Utilization ³⁹	C	C, P ⁵⁰	C ¹¹⁵					C		C	C ⁵⁶
Small Animal Husbandry ⁴¹	P		P		P			P	P	P	P
<u>Small Workshop</u>				<u>P</u>			<u>P</u>				
((Specialty Store))				((P ⁷⁸))	((P))						
Stables	P	P	P	P			P	P	P	P	
Stockyard or Slaughter House ¹²⁹							C ⁴⁸				
Storage, Retail Sales Livestock Feed			P ^{54,115}	P			P			P	
Storage Structure, Accessory ⁶⁰											
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P
2,401 - 4,000 sq ft on More than 3 Acres ^{41,59}	P	P	P	P	P	P	P	P	P	P	P
2,401 - 4,000 sq ft on Less than 3 acres ^{41,59}	A	A	A	A	A	A	A	A	A	A	A
4,001 sq ft and Greater ^{41,59}	C	C	C	C	C	C	C	C	C	C	C
Storage Structure, Non-accessory ⁶⁰											
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P
2,401 sq ft and greater ^{41,59}	C	C	C	C	C	C	C	C	C	C	C
Studio ⁴¹	C ⁷⁷		C ^{77,115}								
Swimming/Wading Pool ^{17,41}	P	P	P					P	P	P	P

Type of Use	Rural Zones							Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC
((Tavern⁴¹))				((P))	((P))						
Temporary Dwelling During Construction	A	A	A	A	A	A	A	A	A	A	A
Temporary Dwelling For Relative ¹⁸	A	A	A					A	A	A	A
Temporary Logging Crew Quarters								P	P		
Temporary Residential Sales Coach ⁷³	A		A ¹¹⁵								
((Temporary Woodwaste Recycling⁶³))	((A))						((A))	((A))			
((Temporary Woodwaste Storage⁶³))	((A))							((A))			
((Tire Store))					((P))						
((Tool Sales & Rental))				((P))	((P))						
Transit Center	C	C	C ¹¹⁵	P		P		C	C		
Ultralight Airpark ²⁰	C	C	C ¹¹⁵					C			
Utility Facilities, Electromagnetic Transmission & Receiving Facilities ^{27,129}	C	C	C	C	P	C	P	C	C	C	C
Utility Facilities, Transmission Wires or Pipes & Supports ²⁷	P	P	P	P	P	P	P	P	P	P	P
Utility Facilities - All Other Structures ^{27,41,130}	C	C	C	C	P	C	P	C	C	C	C
<u>Vehicle, Vessel and Equipment Sales and Rental</u>					<u>P²³</u>						
Veterinary Clinic	P		C ¹¹⁵	P	P					C	
<u>Warehouse</u>							<u>P</u>				
Wedding Facility ^{87,130}		P	P ¹¹⁵							P	
<u>Woodwaste Recycling ((⁵⁷)) and Woodwaste Storage</u>	<u>((G))A⁶³</u>	<u>C⁵⁷</u>	<u>C⁵⁷</u>				<u>((G))A⁶³</u>	<u>((G))A⁶³</u>			

Type of Use	Rural Zones							Resource Zones			
	RD	RRT-10	R-5	RB	CRC	RFS	RI	F	F&R	A-10	MC
((Woodwaste Storage ⁵⁷))	((C))	((C))	((G))				((C))	((C))			
((Yacht/Boat Club))				((P))			((P))				
P - Permitted Use	<p>A blank box indicates a use is not allowed in a specific zone. Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130. Check other matrices in this chapter if your use is not listed above.</p>										
A - Administrative Conditional Use											
C - Conditional Use											
S - Special Use											

Section 6. Snohomish County Code Section 30.22.120, last amended by Amended Ordinance No. 15-025, on May 6, 2015, is amended to read:

30.22.120 Other Zone Categories Use Matrix

Type of Use	Other ((Zone)) Zones					
	SA-1	RC	RU	R20,000	R12,500	WFB
Accessory Apartment ⁶²	A	A	A	A	A	A
Agriculture ^{41,107}	P	P	P	P	P	P
Airport, Stage 1 Utility ¹	C	C	C	C	C	C
((Antique Shop))			((G ⁴⁵))			
Art Gallery ⁴¹	C	C	P	C	C	C
Bakery, Farm ⁹⁷		P				
Bed and Breakfast Guesthouse ⁵⁸	C	C	C	C	C	C
Bed and Breakfast Inn ⁵⁸		C				
Boarding House	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵
Boat Launch, Non-commercial ³¹	C	C	C	C	C	C
Caretaker's Quarters		C				

Type of Use	Other ((Zone)) Zones					
	SA-1	RC	RU	R20,000	R12,500	WFB
Cemetery ((, Columbarium, Crematorium, Mausoleum⁴¹)) and Funeral Home	C	C	C	C	C	C
Church^{41,129}	C	C	P	C	C	C
<u>Clubhouse</u>	<u>C</u>	<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>
<u>((Community Club))</u>	<u>((C))</u>	<u>((C))</u>	<u>((P))</u>	<u>((C))</u>	<u>((C))</u>	<u>((C))</u>
Community Facilities for Juveniles¹⁰³						
1 to 8 residents	P	P	P	P	P	P
9 to 24 residents	S	S	S	S	S	S
<u>((Country Club))</u>	<u>((C))</u>	<u>((C))</u>	<u>((C))</u>	<u>((C))</u>	<u>((C))</u>	<u>((C))</u>
Day Care Center^{2,129}	C	C	P	C	C	C
Distillation of Alcohol		C ³⁴	C ³⁴			
Dock & Boathouse, Private, Non-commercial^{3,42}	P	P	P	P	P	P
Dwelling, Duplex	P	P	P ⁴²	P	P ⁴²	P ⁴²
Dwelling, Mobile Home	P	P	P ⁶	P	P ⁶	P ⁶
Dwelling, Single Family	P	P	P	P	P	P
Equestrian Center^{41,70,72}		P				
Electric Vehicle Infrastructure						
Electric Vehicle Charging Station - Restricted, Level 1, and Level 2 ¹²¹	P	P	P	P	P	P
Electric Vehicle Charging Station - Public, Level 1 and Level 2						
Electric Vehicle Charging Station, Level 3	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	
Battery Exchange Stations	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	
Excavation & Processing of Minerals²⁸		A,C				
Explosives Storage		C	C			

Type of Use	Other ((Zone)) Zones					
	SA-1	RC	RU	R20,000	R12,500	WFB
((Fallout Shelter, Individual))	((P))	((P))	((P))	((P))	((P))	((P))
((Fallout Shelter, Joint ⁷))	((P))	((P))	((P))	((P))	((P))	((P))
Family Day Care Home ⁸	P	P	P	P	P	P
Farm Product Processing Up to 5,000 sq ft Over 5,000 sq ft ⁹⁴		P P	A			
Farm Support Businesses ⁹⁴		A				
Farm Stand Up to 400 sq ft ⁹ 401 to 5,000 sq ft ⁹⁹	P	P P ¹⁰⁰ A ¹⁰⁰	P	P	P	P
Farmers Market ⁹³		P ¹⁰¹ A ¹⁰¹				
Farmland Enterprises ⁹⁵		A				
Fish Farm	P	P	P			
Forestry	P	P	P			
Foster Home	P	P	P	P	P	P
Garage, Detached Private Accessory ⁶⁰ Up to 2,400 sq ft 2,401 - 4,000 sq ft on More than 3 Acres ^{41,59} 2,401 - 4,000 sq ft on Less than 3 acres ^{41,59} 4,001 sq ft and Greater ^{41,59}	P P A C	P P A C	P P A C	P P A C	P P A C	P P A C
Garage, Detached Private Non-accessory ⁶⁰ Up to 2,400 sq ft 2,401 sq ft and greater ^{41,59}	P C	P C	P C	P C	P C	P C
Golf Course ((and)), Driving Range and Country Club	C	C	((C))	C	C	C

Type of Use	Other ((Zone)) Zones					
	SA-1	RC	RU	R20,000	R12,500	WFB
Government Structures & Facilities ^{27,41}	C	C	C	C	C	C
Greenhouse, Lath House, Nurseries ((⁵² Retail))	P					
((Greenhouse, Lath House, Nurseries: ⁵² Wholesale))	((P))		((P))	((C⁴⁷))		
Guesthouse ⁸⁵	P	P	P	P	P	P
Health and Social Service Facility ⁹⁰						
Level I	P	P	P	P	P	P
Level II ^{41,91,129}	C	C	C	C	C	C
Level III						
Home Occupation ¹¹	P	P	P	P	P	P
Homestead Parcel ⁴⁰		C				
Kennel , ⁴¹ Commercial	C	C	P	C	C	C
Kennel , ⁴¹ Private-Breeding ¹³	C	P	P	P	P	P
Kennel , ⁴¹ Private-Non-Breeding ¹³	P	P	P	P	P	P
Kitchen, Farm		P	P			
Library ⁴¹	C	C	P	C	C	C
((Livestock Auction Facility))		((C⁴⁸))	((C⁴⁸))			
((Log Scaling Station))		((C))				
Mini-equestrian Center ^{41,72}		P				
Model House/Sales Office	P	P	P	P	P	P
Museum ⁴¹	C	C	P	C	C	C
Park, Public ¹⁴	P	P	P	P	P	P

Type of Use	Other ((Zone)) Zones					
	SA-1	RC	RU	R20,000	R12,500	WFB
Park-and-Pool Lot				C	C	
Park-and-Ride Lot	C	C	C	C	C	
Personal Wireless Communications Facilities ^{27,41,104,105,106}	C	C	C	C	C	C
((Petroleum Products & Gas Storage – Bulk))			((G ⁴³))			
Race Track ^{24,41,129}		C	C			
Railroad Right-of-way	C	C	C	C	C	C
Recreational Facility Not Otherwise Listed	C	C	P	C	C	C
Recreational Vehicle ¹⁹	P	P	P			
Sanitary Landfill ¹²⁹	C	C	C	C	C	C
((Sawmill))			((G ²⁶))			
Schools						
K-12 & Preschool ^{41,68,129}	C	C	C	C	C	C
College ^{41,68}	C	C	C	C	C	C
((Shake & Shingle Mill))			((G ²⁶))			
Shooting Range ⁹²		C	C			
Sludge Utilization ³⁹	C	C	C	C	C ⁵⁶	C ⁵⁶
Small Animal Husbandry ⁴¹	P	P	P	C ³⁷	C ³⁷	C ³⁷
Stables	P	P	P	P	P	P
((Stockyard or Slaughter House ¹²⁹))			((G ⁴⁸))			
Storage, Retail Sales Livestock Feed		P ⁵⁴				
Storage Structure, Accessory ⁶⁰						

Type of Use	Other ((Zone)) Zones					
	SA-1	RC	RU	R20,000	R12,500	WFB
Up to 2,400 sq ft	P	P	P	P	P	P
2,401 - 4,000 sq ft on More than 3 Acres ^{41,59}	P	P	P	P	P	P
2,401 sq ft -4,000 sq ft on Less than 3 acres ^{41,59}	A	A	A	A	A	A
4,001 sq ft and Greater ^{41,59}	C	C	P	C	C	C
Storage Structure, Non-accessory						
Up to 2,400 sq ft	P	P	P	P	P	P
2,401 sq ft and greater	C	C	C	C	C	C
Studio ⁴¹	C ⁷⁷	C ⁷⁷	P	C ⁷⁷	C ⁷⁷	C ⁷⁷
Swimming/Wading Pool ^{17,41}	P	P	P	P	P	P
Temporary Dwelling During Construction	A	A	A	A	A	A
Temporary Dwelling For Relative ¹⁸	A	A	A	A	A	A
Temporary Residential Sales Coach ⁷³	A	A	A	A	A	A
Transit Center	C	C	C	C	C	
Ultralight Airpark ²⁰		C				
Utility Facilities, Electromagnetic Transmission & Receiving Facilities ^{27,129}	C	C	C	C	C	C
Utility Facilities, Transmission Wires, Pipes & Supports ²⁷	P	P	P	P	P	P
Utility Facilities-All Other Structures ^{27,41}	C	C	C	C	C	C
Veterinary Clinic	C	C	P			
((Yacht/Boat Club))						((G))
P - Permitted Use	<p>A blank box indicates a use is not allowed in a specific zone.</p> <p>Note: Reference numbers within matrix indicate special conditions apply; see SCC 30.22.130.</p> <p>Check other matrices in this chapter if your use is not listed above.</p>					
A - Administrative Conditional Use						
C - Conditional Use						
S - Special Use						

Section 7. Snohomish County Code Section 30.22.130, last amended by Amended Ordinance No. 15-009 on May 6, 2015, is amended to read:

30.22.130 Reference notes for use matrix.

(1) Airport, Stage 1 Utility:

(a) Not for commercial use and for use of small private planes;

(b) In the RU zone, they shall be primarily for the use of the resident property owner; and

(c) When the airport is included in an airport, the disclosure requirements of

SCC 30.28.005 shall apply.

(2) Day Care Center:

(a) In WFB, R-7,200, R-8,400, R-9,600, R-12,500, R-20,000, and SA-1 zones, shall only be permitted in connection with and secondary to a school facility or place of worship; and

(b) Outdoor play areas shall be fenced or otherwise controlled, and noise buffering provided to protect adjoining residences.

(3) Dock and Boathouse, Private, Non-commercial: The following standards apply outside of shoreline jurisdiction only. If located within shoreline jurisdiction, the standards in SCC 30.67.515 apply instead.

(a) The height of any covered over-water structure shall not exceed 12 feet as measured from the line of ordinary high water;

(b) The total roof area of covered, over-water structures shall not exceed 1,000 square feet;

(c) The entirety of such structures shall have a width no greater than 50 percent of the width of the lot at the natural shoreline upon which it is located;

(d) No over-water structure shall extend beyond the mean low water mark a distance greater than the average length of all preexisting over-water structures along the same shoreline ~~((and))~~ within 300 feet of either side of the parcel on which the structure is proposed. Where no such preexisting structures exist within 300 feet, the pier length shall not exceed 50 feet;

(e) Structures permitted hereunder shall not be used as a dwelling, nor shall any boat moored at any wharf be used as a dwelling while so moored; and

(f) Covered structures are subject to a minimum setback of three feet from any side lot line or extension thereof. No side yard setback shall be required for uncovered structures. No rear yard setback shall be required for any structure permitted hereunder.

(4) Dwelling, Single family: ~~((In PCB zones, shall be allowed only if included within the same structure as a commercial establishment.))~~ In the MHP zone, single family detached dwellings are limited to one per existing single legal lot of record.

(5) See chapter 30.31E SCC for rezoning to Townhouse zone, and chapter 30.23A SCC for design standards applicable to townhouse and attached single-family dwelling development.

(6) Dwelling, Mobile Home:

(a) Shall be multi-sectioned by original design, with a width of 20 feet or greater along its entire body length;

(b) Shall be constructed with a non-metallic type, pitched roof;

(c) Except where the base of the mobile home is flush to ground level, shall be installed either with:

(i) skirting material which is compatible with the siding of the mobile home; or

(ii) a perimeter masonry foundation;

(d) Shall have the wheels and tongue removed; and

(e) In the RU zone the above only applies if the permitted lot size is less than 20,000 square feet.

(7) ~~((Fallout Shelter, Joint, by two or more property owners:~~

1 ~~Side and rear yard requirements may be waived by the department along the boundaries lying~~
2 ~~between the properties involved with the proposal, and zone; provided that its function as a~~
3 ~~shelter is not impaired.)) RESERVED for future use.~~

4 (8) Family Day Care Home:

- 5 (a) No play yards or equipment shall be located in any required setback from a street; and
6 (b) Outdoor play areas shall be fenced or otherwise controlled.

7 (9) Farm Stand:

- 8 (a) There shall be only one stand on each lot; and
9 (b) At least 50 percent by farm product unit of the products sold shall be grown, raised or
10 harvested in Snohomish County, and 75 percent by farm product unit of the products sold shall
11 be grown, raised or harvested in the State of Washington.

12 (10) Farm Worker Dwelling:

- 13 (a) At least one person residing in each farm worker dwelling unit shall be employed full time
14 in the farm operation;
15 (b) An agricultural farm worker dwelling unit affidavit must be signed and recorded with the
16 county attesting to the need for such dwellings to continue the farm operation;
17 (c) The number of farm worker dwellings shall be limited to one per each 40 acres under
18 single contiguous ownership to a maximum of six total dwellings, with 40 acres being required to
19 construct the first accessory dwelling unit. Construction of the maximum number of dwelling
20 units permitted shall be interpreted as exhausting all residential potential of the land until such
21 time as the property is legally subdivided; and
22 (d) All farm worker dwellings must be clustered on the farm within a 10-acre farmstead which
23 includes the main dwelling. The farmstead's boundaries shall be designated with a legal
24 description by the property owner with the intent of allowing maximum flexibility while minimizing
25 interference with productive farm operation. Farm worker dwellings may be located other than
26 as provided for in this subsection only if environmental or physical constraints preclude meeting
27 these conditions.

28 (11) Home Occupation: See SCC 30.28.050.

29 (12) Kennel, Commercial: There shall be a five-acre minimum lot area; except in the R-5 and
30 RD zones, where 200,000 square feet shall be the minimum lot area.

31 (13) Kennel, Private-breeding, and Kennel, Private Non-breeding: Where the animals
32 comprising the kennel are housed within the dwelling, the yard or some portion thereof shall be
33 fenced and maintained in good repair or to contain or to confine the animals upon the property
34 and restrict the entrance of other animals.

35 (14) Parks, Publicly-owned and Operated:

- 36 (a) No bleachers are permitted if the site is less than five acres in size;
37 (b) All lighting shall be shielded to protect adjacent properties; and
38 (c) No amusement devices for hire are permitted.

39 (15) Boarding House: There shall be accommodations for no more than two persons.

40 (16) RESERVED for future use (Social Service Center - DELETED by Amended Ord. 04-
41 010 effective March 15, 2004)

42 (17) Swimming/Wading Pool (not to include hot tubs and spas): For the sole use of occupants
43 and guests:

44 (a) No part of the pool shall project more than one foot above the adjoining ground level in a
45 required setback; and

46 (b) The pool shall be enclosed with a fence not less than four feet high, of sufficient design
47 and strength to keep out children.

48 (18) Temporary Dwelling for a relative:

49 (a) The dwelling shall be occupied only by a relative, by blood or marriage, of the
50 occupant(s) of the permanent dwelling;

(b) The relative must receive from, or administer to, the occupant of the other dwelling continuous care and assistance necessitated by advanced age or infirmity;

(c) The need for such continuous care and assistance shall be attested to in writing by a licensed physician;

(d) The temporary dwelling shall be occupied by not more than two persons;

(e) Use as a commercial rental unit shall be prohibited;

(f) The temporary dwelling shall be situated not less than 20 feet from the permanent dwelling on the same lot and shall not be located in any required yard of the principal dwelling;

(g) A land use permit binder shall be executed by the landowner, recorded with the Snohomish County auditor and a copy of the recorded document submitted to the department for inclusion in the permit file;

(h) Adequate screening, landscaping, or other measures shall be provided pursuant to SCC 30.25.028 to protect surrounding property values and ensure compatibility with the immediate neighborhood;

(i) An annual renewal of the temporary dwelling permit, together with recertification of need, shall be accomplished by the applicant through the department in the same month of each year in which the initial mobile home/building permit was issued;

(j) An agreement to terminate such temporary use at such time as the need no longer exists shall be executed by the applicant and recorded with the Snohomish County auditor; and

(k) Only one temporary dwelling may be established on a lot. The temporary dwelling shall not be located on a lot on which a detached accessory apartment is located.

(19) Recreational Vehicle:

(a) There shall be no more than one per lot;

(b) Shall not be placed on a single site for more than 180 days in any 12-month period; and

(c) Shall be limited in the floodways to day use only (dawn to dusk) during the flood season (October 1st through March 30th) with the following exceptions:

(i) Recreational vehicle use associated with a legally occupied dwelling to accommodate overnight guests for no more than a 21-day period;

(ii) Temporary overnight use by farm workers on the farm where they are employed subject to subsections (19)(a) and (b) of this section; and

(iii) Subject to subsections (19)(a) and (b) of this section and SCC 30.22.120(7)(b), temporary overnight use in a mobile home park, which has been in existence continuously since 1970 or before, that provides septic or sewer service, water and other utilities, and that has an RV flood evacuation plan that has been approved and is on file with the department of emergency management and department of planning and development services.

(20) Ultralight Airpark:

(a) Applicant shall submit a plan for the ultralight airpark showing the location of all buildings, ground circulation, and parking areas, common flight patterns, and arrival and departure routes;

(b) Applicant shall describe in writing the types of activities, events, and flight operations which are expected to occur at the airpark; and

(c) Approval shall be dependent upon a determination by the county decision maker that all potential impacts such as noise, safety hazards, sanitation, traffic, and parking are compatible with the site and neighboring land uses, particularly those involving residential uses or livestock or small animal husbandry; and further that the proposed use can comply with Federal Aviation Administration regulations (FAR Part 103), which state that ultralight vehicle operations will not:

(i) create a hazard for other persons or property;

(ii) occur between sunset and sunrise;

(iii) occur over any substantially developed area of a city, town, or settlement, particularly over residential areas or over any open air assembly of people; or

(iv) occur in an airport traffic area, control zone, terminal control area, or positive control area without prior authorization of the airport manager with jurisdiction.

- 1 (21) ((Craft Shop:
- 2 (a) ~~Articles shall not be manufactured by chemical processes;~~
- 3 (b) ~~No more than three persons shall be employed at any one time in the fabricating, repair,~~
- 4 ~~or processing of materials; and~~
- 5 (c) ~~The aggregate nameplate horsepower rating of all mechanical equipment on the~~
- 6 ~~premises shall not exceed two.)) RESERVED for future use.~~
- 7 (22) ~~((Grocery and Drug Stores))~~ General Retail: In the FS zone, there shall be a 5,000-
- 8 square foot floor area limitation.
- 9 (23) ~~((Motor Vehicle and Equipment Sales))~~ Vehicle, Vessel and Equipment Sales and Rental:
- 10 In the CB and CRC zone, all display, storage, and sales activities shall be conducted ~~((indoors))~~
- 11 within a structure enclosed by walls on at least two sides.
- 12 (24) Race Track: The track shall be operated in such a manner so as not to cause offense by
- 13 reason of noise or vibration beyond the boundaries of the subject property.
- 14 (25) Rural Industry:
- 15 (a) The number of employees shall not exceed 10;
- 16 (b) All operations shall be carried out in a manner so as to avoid the emission or creation of
- 17 smoke, dust, fumes, odors, heat, glare, vibration, noise, traffic, surface water drainage, sewage,
- 18 water pollution, or other emissions which are unduly or unreasonably offensive or injurious to
- 19 properties, residents, or improvements in the vicinity;
- 20 (c) The owner of the rural industry must reside on the same premises as the rural industry
- 21 and, in the RD zone, the residence shall be considered as a caretaker's quarters; and
- 22 (d) Outside storage, loading or employee parking in the RD zone shall provide 15-foot wide
- 23 Type A landscaping as defined in SCC 30.25.017.
- 24 (26) ~~((Sawmill, Shake and Shingle Mill:~~
- 25 ~~—(a) Such uses shall not include the manufacture of finished wood products such as furniture~~
- 26 ~~and plywood, but shall include lumber manufacturing; and~~
- 27 ~~—(b) The number of employees shall not exceed 25 during any eight hour work shift;~~
- 28 ~~—(c) All operations shall be carried out in a manner so as to avoid the emission or creation of~~
- 29 ~~smoke, dust, fumes, odors, heat, glare, vibration, noise, traffic, surface water drainage, sewage,~~
- 30 ~~water pollution, or other emissions which are unduly or unreasonably offensive or injurious to~~
- 31 ~~properties, residents or improvements in the vicinity; and~~
- 32 ~~—(d) Sawmills and shakemills adjacent to a state highway in the RU zone shall provide 25 feet~~
- 33 ~~of Type A landscaping as defined in SCC 30.25.017.)) RESERVED for future use.~~
- 34 (27) Governmental and Utility Structures and Facilities:
- 35 Special lot area requirements for this use are contained in SCC 30.23.200.
- 36 (28) Excavation and Processing of Minerals:
- 37 (a) This use, as described in SCC 30.31D.010(2), is allowed in the identified zones only
- 38 where these zones coincide with the mineral lands designation in the comprehensive plan
- 39 (mineral resource overlay or MRO), except for the MC zone where mineral lands designation is
- 40 not required.
- 41 (b) An Administrative Conditional Use Permit or a Conditional Use Permit is required
- 42 pursuant to SCC 30.31D.030.
- 43 (c) Excavation and processing of minerals exclusively in conjunction with forest practices
- 44 regulated pursuant to chapter 76.09 RCW is permitted outright in the Forestry zone.
- 45 (29) Medical Clinic, Licensed Practitioner: A prescription pharmacy may be permitted when
- 46 located within the main building containing licensed practitioner(s).
- 47 (30) Forest Industry Storage & Maintenance Facility (except harvesting) adjacent to property
- 48 lines in the RU zone shall provide 15-foot wide Type A landscaping as defined in
- 49 SCC 30.25.017.
- 50 (31) Boat Launch Facilities, Commercial or Non-commercial:

1 (a) The hearing examiner may regulate, among other factors, required launching depth,
2 lengths of existing docks and piers;

3 (b) Off-street parking shall be provided in an amount suitable to the expected usage of the
4 facility. When used by the general public, the guideline should be 32 to 40 spaces capable of
5 accommodating both a car and boat trailer for each ramp lane of boat access to the water;

6 (c) A level vehicle-maneuvering space measuring at least 50 feet square shall be provided;

7 (d) Pedestrian access to the water separate from the boat launching lane or lanes may be
8 required where it is deemed necessary in the interest of public safety;

9 (e) Safety buoys shall be installed and maintained separating boating activities from other
10 water-oriented recreation and uses where this is reasonably required for public safety, welfare,
11 and health; and

12 (f) All site improvements for boat launch facilities shall comply with all other requirements of
13 the zone in which it is located.

14 (32) Campground:

15 (a) The maximum overall density shall be seven camp or tent sites per acre in Forestry and
16 Recreation (F&R) zoning and two camp or tent sites per acre in Forestry (F) zoning;

17 (b) The minimum site size shall be 10 acres; and

18 (c) Campgrounds in Forestry (F) zoning may not provide utility hookups (e.g. water, electric,
19 sewage) to individual campsites; such hookups are allowed in campgrounds with Forestry and
20 Recreation (F&R) zoning.

21 (33) Commercial Vehicle Home Basing:

22 (a) The vehicles may be parked and maintained only on the property wherein resides a
23 person who uses them in their business;

24 (b) Two or more vehicles may be so based; and

25 (c) The vehicles shall be in operable conditions.

26 (34) Distillation of Alcohol:

27 (a) The distillation shall be from plant products, for the purpose of sale as fuel, and for the
28 production of methane from animal waste produced on the premises;

29 (b) Such distillation shall be only one of several products of normal agricultural activities
30 occurring on the premises; and

31 (c) By-products created in this process shall be used for fuel or fertilizer on the premises.

32 (35) RESERVED for future use (Group Care Facility - DELETED by Amended Ord. 04-
33 010 effective March 15, 2004)

34 ~~(36) ((Mobile Home and Travel Trailer Sales:~~

35 ~~(a) Property shall directly front upon a principal or minor arterial in order to reduce~~
36 ~~encroachment into the interior of IP designated areas;~~

37 ~~(b) The hearing examiner shall consider the visual and aesthetic characteristics of the use~~
38 ~~proposal and determine whether nearby business and industrial uses, existing or proposed,~~
39 ~~would be potentially harmed thereby. A finding of potential incompatibility shall be grounds for~~
40 ~~denial;~~

41 ~~(c) The conditional use permit shall include a condition requiring mandatory review by the~~
42 ~~hearing examiner at intervals not to exceed five years for the express purpose of evaluating the~~
43 ~~continued compatibility of the use with other IP uses. The review required herein is in addition to~~
44 ~~any review which may be held pursuant to SCC 30.42B.100, SCC 30.42C.100 and~~
45 ~~SCC30.43A.100;~~

46 ~~(d) Such use shall not be deemed to be outside storage for the purpose of SCC 30.25.024;~~
47 ~~and~~

48 ~~(e) Such use shall be temporary until business or industrial development is timely on the site~~
49 ~~or on nearby IP designated property.)) RESERVED for future use.~~

50 (37) Small Animal Husbandry: There shall be a five-acre minimum site size.

1 (38) Mobile Home Park: Such development must fulfill the requirements of
2 chapter 30.42E SCC.

3 (39) Sludge Utilization: See SCC 30.28.085.

4 (40) Homestead Parcel: See SCC 30.28.055.

5 (41) Special Setback Requirements for this use are contained in SCC 30.23.110 or
6 SCC 30.67.515 if within shoreline jurisdiction.

7 (42) Minimum Lot Size for duplexes shall be one and one-half times the minimum lot size for
8 single family dwellings. In the RU zone, this provision only applies when the minimum lot size
9 for single family dwellings is 12,500 square feet or less.

10 (43) Petroleum Products and Gas, Bulk Storage:

11 (a) All above ground storage tanks shall be ~~((located 150 feet))~~ set back from all property
12 lines in accordance with requirements in the International Fire Code (IFC); and

13 (b) Storage tanks below ground shall be ~~((located))~~ set back no closer to the property line
14 than a distance equal to the greatest dimensions (diameter, length or height) of the buried
15 tank.

16 (44) Auto Wrecking Yards and Junkyards: A sight-obscuring fence a minimum of seven feet
17 high shall be established and maintained to the interior side of the required perimeter
18 landscaping area in the LI and RI ~~((zone))~~ zones. For perimeter landscaping requirements for
19 this use in all zones, see SCC 30.25.020 ((and 30.25.050 apply)).

20 (45) Antique Shops when established as a home occupation as regulated by
21 SCC 30.28.050(1); provided further that all merchandise sold or offered for sale shall be
22 predominantly "antique" and antique-related objects.

23 (46) Billboards: See SCC 30.27.080 for specific requirements.

24 (47) ~~((Nursery, Wholesale: In R-20,000 zone, a wholesale nursery is permitted on three acres~~
25 ~~or more; a conditional use permit is required on less than three acres.))~~ RESERVED for future
26 use.

27 (48) Stockyard and Livestock Auction Facility: The minimum lot size is 10 acres.

28 (49) Restaurants and Personal Service Shops: Located to service principally the constructed
29 industrial park uses.

30 (50) Sludge Utilization: A conditional use permit is required for manufacture of materials by a
31 non-governmental agency containing stabilized or digested sludge for a public utilization.

32 (51) ~~((Single Family and Multifamily Dwellings are a prohibited use, except for the following:~~

33 (a) ~~Existing dwellings that are nonconforming as a result of a county-initiated rezone to BP~~
34 ~~may make improvements or additions provided such improvements are consistent with the bulk~~
35 ~~regulations contained in chapter 30.23 SCC; provided further that such improvements do not~~
36 ~~increase the ground area covered by the structural portion of the nonconforming use by more~~
37 ~~than 100 percent of that existing at the existing date of the nonconformance; and~~

38 (b) ~~New single family and multifamily dwellings in the BP zone authorized pursuant to the~~
39 ~~provisions of SCC 30.31A.140.))~~ RESERVED for future use.

40 (52) ~~((Greenhouses, Lath Houses, and Nurseries:~~

41 ~~—(a) Incidental sale of soil, bark, fertilizers, plant nutrients, rocks, and similar plant husbandry~~
42 ~~materials is permitted;~~

43 ~~—(b) The incidental sale of garden tools and associated gardening accessories shall be~~
44 ~~permitted; however, the sale of motorized landscaping equipment such as lawn mowers, weed~~
45 ~~eaters, edgers, and rototillers shall be prohibited;~~

46 ~~—(c) There shall be no on-site signs advertising uses other than the principal use; and~~

47 ~~—(d) Incidental sales of garden tools and associated gardening accessories shall be less than~~
48 ~~25 percent of the sales of products produced in the greenhouse, lath house, or nursery.))~~

49 RESERVED for future use.

50 (53) Retail Store: See SCC 30.31A.120 for specific requirements for retail stores in the BP
51 zone.

1 (54) Retail Sales of Hay, Grain, and Other Livestock Feed are permitted on site in conjunction
2 with a livestock auction facility.

3 (55) Noise of Machines and Operations in the LI and HI zones shall comply with
4 chapter 10.01 SCC and machines and operations shall be muffled so as not to become
5 objectionable due to intermittence, beat frequency, or shrillness.

6 (56) Sludge Utilization only at a completed sanitary landfill or on a completed cell within a
7 sanitary landfill, subject to the provision of SCC 30.28.085.

8 (57) Woodwaste Recycling and Woodwaste Storage Facility: See SCC 30.28.095.

9 (58) Bed and Breakfast Guesthouses and Bed and Breakfast Inns: See SCC 30.28.020.

10 (59) Detached accessory or non-accessory private garages and storage structures are subject
11 to the following requirements:

12 (a) Special setback requirements for these uses are contained in SCC 30.23.110(20);

13 (b) Artificial lighting shall be hooded or shaded so that direct outside lighting, if any, will not
14 result in glare when viewed from the surrounding property or rights-of-way;

15 (c) The following compatibility standards shall apply:

16 (i) proposals for development in existing neighborhoods with a well-defined character
17 should be compatible with or complement the highest quality features, architectural character
18 and siting pattern of neighboring buildings. Where there is no discernable pattern, the buildings
19 shall complement the neighborhood. Development of detached private garages and storage
20 structures shall not interrupt the streetscape or dwarf the scale of existing buildings of existing
21 neighborhoods. Applicants may refer to the Residential Development Handbook for Snohomish
22 County Communities to review techniques recommended to achieve neighborhood
23 compatibility;

24 (ii) building plans for all proposals larger than 2,400 square feet in the Waterfront Beach, R-
25 7,200, R-8,400, R-9,600 and R-12,500 zones and rural cluster subdivisions shall document the
26 use of building materials compatible and consistent with existing on-site residential development
27 exterior finishes;

28 (iii) in the Waterfront Beach, R-7,200, R-8,400, R-9,600 and R-12,500 zones and rural
29 cluster subdivisions, no portion of a detached accessory private garage or storage structure
30 shall extend beyond the building front of the existing single family dwelling, unless screening,
31 landscaping, or other measures are provided to ensure compatibility with adjacent properties;
32 and

33 (iv) in the Waterfront Beach, R-7,200, R-8,400, R-9,600 and R-12,500 zones and rural
34 cluster subdivisions, no portion of a detached non-accessory private garage or storage structure
35 shall extend beyond the building front of existing single family dwellings on adjacent lots where
36 the adjacent dwellings are located within 10 feet of the subject property line. When a detached
37 non-accessory private garage or storage structure is proposed, the location of existing dwellings
38 on adjacent properties located within 10 feet of the subject site property lines shall be shown on
39 the site plan;

40 (d) All detached accessory or non-accessory private garages and storage structures
41 proposed with building footprints larger than 2,400 square feet shall provide screening or
42 landscaping from adjacent properties pursuant to chapter 30.25 SCC;

43 (e) On lots less than 10 acres in size having no established residential use, only one non-
44 accessory private garage and one storage structure shall be allowed. On lots 10 acres or larger
45 without a residence where the cumulative square footage of all existing and proposed non-
46 accessory private garages and storage structures is 6,000 square feet or larger, a conditional
47 use permit shall be required.

48 (f) Where permitted, separation between multiple private garages or storage structures shall
49 be regulated pursuant to subtitle 30.5 SCC.

50 (60) The cumulative square footage of all detached accessory and non-accessory private
51 garages and storage structures shall not exceed 6,000 square feet on any lot less than 5 acres,

except this provision shall not apply in the LDMR, MR, T, NB, GC, PCB, CB, FS, BP, IP, LI, HI, RB, RFS, CRC and RI zones.

(61) Museums: Museums within the agriculture A-10 zone are permitted only in structures which are legally existing on October 31, 1991.

(62) Accessory Apartments: See SCC 30.28.010.

(63) Temporary Woodwaste Recycling and Temporary Woodwaste Storage Facilities: See SCC 30.28.090.

(64) RESERVED for future use.

(65) On-site Hazardous Waste Treatment and Storage Facilities are allowed only as an incidental use to any use generating hazardous waste which is otherwise allowed; provided that such facilities demonstrate compliance with the state siting criteria for dangerous waste management facilities pursuant to RCW 70.105.210 and WAC 173-303-282 as now written or hereafter amended.

(66) An application for a conditional use permit to allow an off-site hazardous waste treatment and storage facility shall demonstrate compliance with the state siting criteria for dangerous waste management facilities pursuant to RCW 70.105.210 and WAC 173-303-282 as now written or hereafter amended.

(67) Adult Entertainment Uses: See SCC 30.28.015.

(68) Special Building Height provisions for this use are contained in SCC 30.23.050(2)(d).

(69) ~~((Bakery: In the NB zone, the gross floor area of the use shall not exceed 1,000 square feet and the bakery business shall be primarily retail in nature.))~~ RESERVED for future use.

(70) Equestrian Centers are allowed with a conditional use permit on all lands zoned A-10 except in that portion of the special flood hazard area of the lower Snohomish and Stillaguamish rivers designated density fringe as described in chapter 30.65 SCC.

(71) Mini-equestrian Centers are allowed as a permitted use on all lands zoned A-10 except in that portion of the special flood hazard area of the lower Snohomish and Stillaguamish rivers designated density fringe as described in chapter 30.65 SCC.

(72) Equestrian Centers and Mini-equestrian Centers require the following:

(a) Five-acre minimum site size for a mini-equestrian center;

(b) Covered riding arenas shall not exceed 15,000 square feet for a mini-equestrian center; provided that stabling areas, whether attached or detached, shall not be included in this calculation;

(c) Any lighting of an outdoor or covered arena shall be shielded so as not to glare on surrounding properties or rights-of-way;

(d) On sites located in RC and R-5 zones, Type A landscaping as defined in SCC 30.25.017 is required to screen any outside storage, including animal waste storage, and parking areas from adjacent properties;

(e) Riding lessons, rentals, or shows shall only occur between 8 a.m. and 9 p.m.;

(f) Outside storage, including animal waste storage, and parking areas shall be set back at least 30 feet from any adjacent property line. All structures shall be set back as required in SCC 30.23.110(8); and

(g) The facility shall comply with all applicable county building, health, and fire code requirements.

(73) Temporary Residential Sales Coach (TRSC):

(a) The commercial coach shall be installed in accordance with all applicable provisions within chapter 30.54A SCC;

(b) The TRSC shall be set back a minimum of 20 feet from all existing and proposed road rights-of-way and five feet from proposed and existing property lines;

(c) Vehicular access to the temporary residential sales coach shall be approved by the county or state; and

(d) Temporary residential sales coaches may be permitted in approved preliminary plats, prior to final plat approval, when the following additional conditions have been met:

- (i) plat construction plans have been approved;
- (ii) the fire marshal has approved the TRSC proposal;
- (iii) proposed lot lines for the subject lot are marked on site; and
- (iv) the site has been inspected for TRSC installation to verify compliance with all applicable regulations and plat conditions, and to assure that land disturbing activity, drainage, utilities infrastructure, and native growth protection areas are not adversely affected.

(74) Golf Course and Driving Range: In the A-10 zone, artificial lighting of the golf course or driving range shall not be allowed. Land disturbing activity shall be limited in order to preserve prime farmland. At least 75 percent of prime farmland on site shall remain undisturbed.

(75) Model Hobby Park: SCC 30.28.060.

(76) Commercial Retail Uses are not allowed in the Light Industrial and Industrial Park zones when said zones are located in the Maltby UGA of the comprehensive plan, and where such properties are, or can be served by railway spur lines.

(77) Studio: Studio uses may require the imposition of special conditions to ensure compatibility with adjacent residential, multiple family, or rural-zoned properties. The hearing examiner may impose such conditions when deemed necessary pursuant to the provisions of chapter 30.42C SCC. The following criteria are provided for hearing examiner consideration when specific circumstances necessitate the imposition of conditions:

(a) The number of nonresident artists and professionals permitted to use a studio at the same time may be limited to no more than 10 for any lot 200,000 square feet or larger in size, and limited to five for any lot less than 200,000 square feet in size;

(b) The hours of facility operation may be limited; and

(c) Landscape buffers may be required to visually screen facility structures or outdoor storage areas when the structures or outdoor storage areas are proposed within 100 feet of adjacent residential, multiple family, and rural-zoned properties. The buffer shall be an effective site obscuring screen consistent with Type A landscaping as defined in SCC 30.25.017.

(78) ~~((The gross floor area of the use shall not exceed 1,000 square feet.))~~ RESERVED for future use.

(79) The gross floor area of the use shall not exceed 2,000 square feet.

(80) The gross floor area of the use shall not exceed 4,000 square feet.

(81) The construction contracting use in the Rural Business zone shall be subject to the following requirements:

(a) The use complies with all of the performance standards required by SCC 30.31F.100 and 30.31F.110;

(b) Not more than 1,000 square feet of outdoor storage of materials shall be allowed and shall be screened in accordance with SCC 30.25.024;

(c) In addition to the provisions of subsection (81)(b) of this section, not more than five commercial vehicles or construction machines shall be stored outdoors and shall be screened in accordance with SCC 30.25.020 and 30.25.032;

(d) The on-site fueling of vehicles shall be prohibited; and

(e) The storage of inoperable vehicles and hazardous or earth materials shall be prohibited.

(82) Manufacturing, Heavy includes the following uses: Distillation of wood, coal, bones, or the manufacture of their by-products; explosives manufacturing; manufacture of fertilizer; extraction of animal or fish fat or oil; forge, foundry, blast furnace or melting of ore; manufacturing of acid, animal black/black bone, cement or lime, chlorine, creosote, fertilizer, glue or gelatin, potash, pulp; rendering of fat, tallow and lard, rolling or booming mills; tannery; or tar distillation and manufacturing. See SCC 30.91M.028.

(83) "All other forms of manufacture not specifically listed" is a category which uses manufacturing workers, as described under the Dictionary of Occupational Titles, published by

1 the US Department of Labor, to produce, assemble or create products and which the director
2 finds consistent with generally accepted practices and performance standards for the industrial
3 zone where the use is proposed. See SCC 30.91M.024 and 30.91M.026.

4 (84) RESERVED for future use.

5 (85) A single family dwelling may have only one guesthouse.

6 (86) Outdoor display or storage of goods and products is prohibited on site.

7 (87) Wedding Facility:

8 (a) Such use is permitted only:

9 (i) on vacant and undeveloped land;

10 (ii) on developed land, but entirely outside of any permanent structure;

11 (iii) partially outside of permanent structures and partially inside of one or more permanent
12 structures which were legally existing on January 1, 2001; or

13 (iv) entirely inside of one or more permanent structures which were legally existing on
14 January 1, 2001;

15 (b) The applicant shall demonstrate that the following criteria are met with respect to the
16 activities related to the use:

17 (i) compliance with the noise control provisions of chapter 10.01 SCC;

18 (ii) adequate vehicular site distance and safe turning movements exist at the access to the
19 site consistent with the EDDS as defined in title 13 SCC; and

20 (iii) adequate sanitation facilities are provided on site pursuant to chapter 30.52A SCC and
21 applicable Snohomish Health District provisions;

22 (c) Adequate on-site parking shall be provided for the use pursuant to SCC 30.26.035;

23 (d) A certificate of occupancy shall be obtained pursuant to chapter 30.52A SCC for the use
24 of any existing structure. The certificate of occupancy shall be subject to an annual inspection
25 and renewal pursuant to SCC 30.53A.060 to ensure building and fire code compliance;

26 (88) Public/Institutional Use Designation (P/IU): When applied to land that is (a) included in an
27 Urban Growth Area and (b) designated P/IU on the Snohomish County Future Land Use Map
28 concurrent with or prior to its inclusion in a UGA, the R-7,200, R-8,400 and R-9,600 zones shall
29 allow only the following permitted or conditional uses: churches, and school instructional
30 facilities. All other uses are prohibited within areas that meet criteria (a) and (b), unless the P/IU
31 designation is changed.

32 (89) Hotel/Motel uses are permitted in the Light Industrial zone when the following criteria are
33 met:

34 (a) The Light Industrial zone is located within a municipal airport boundary;

35 (b) The municipal airport boundary includes no less than 1,000 acres of land zoned light
36 industrial; and

37 (c) The hotel/motel use is served by both public water and sewer.

38 (90) Health and social service facilities regulated under this title do not include secure
39 community transition facilities (SCTFs) proposed pursuant to chapter 71.09 RCW. See
40 SCC 30.91H.095.

41 (a) Snohomish County is preempted from regulation of SCTFs. In accordance with the
42 requirements of state law the county shall take all reasonable steps permitted by
43 chapter 71.09 RCW to ensure that SCTFs comply with applicable siting criteria of state law.
44 Every effort shall be made by the county through the available state procedures to ensure strict
45 compliance with all relevant public safety concerns, such as emergency response time,
46 minimum distances to be maintained by the SCTF from "risk potential" locations, electronic
47 monitoring of individual residents, household security measures and program staffing.

48 (b) Nothing herein shall be interpreted as to prohibit or otherwise limit the county from
49 evaluating, commenting on, or proposing public safety measures to the state of Washington in
50 response to a proposed siting of a SCTF in Snohomish County.

(c) Nothing herein shall be interpreted to require or authorize the siting of more beds or facilities in Snohomish County than the county is otherwise required to site for its SCTFs pursuant to the requirements of state law.

(91) Level II health and social service uses are allowed outside the UGA only when the use is not served by public sewer.

(92) The area of the shooting range devoted to retail sales of guns, bows, and related equipment shall not exceed one-third of the gross floor area of the shooting range and shall be located within a building or structure.

(93) Farmers Market: See SCC 30.28.036.

(94) Farm Product Processing and Farm Support Business: See SCC 30.28.038.

(95) Farmland Enterprise: See SCC 30.28.037.

(96) Public Events/Assemblies on Farmland: Such event or assembly shall:

(a) Comply with the requirements of SCC 30.53A.800; and

(b) Not exceed two events per year. No event shall exceed two weeks in duration.

(97) Bakery, Farm: The gross floor area of the use shall not exceed 1,000 square feet.

(98) Recreational Facility Not Otherwise Listed in Ag-10 zone: See SCC 30.28.076.

(99) Farm Stand: See SCC 30.28.039.

(100) Farm Stand: Allowed as a Permitted Use (P) when sited on land designated riverway commercial farmland, upland commercial farmland or local commercial farmland in the comprehensive plan. Allowed as an Administrative Conditional Use (A) when sited on land not designated riverway commercial farmland, upland commercial farmland or local commercial farmland in the comprehensive plan.

(101) Farmers Market: Allowed as a Permitted Use (P) when sited on land designated riverway commercial farmland, upland commercial farmland or local commercial farmland in the comprehensive plan. Allowed as an Administrative Conditional Use (A) when sited on land not designated riverway commercial farmland, upland commercial farmland or local commercial farmland in the comprehensive plan.

(102) Community Facilities for Juveniles in R-5 zones must be located within one mile of an active public transportation route at the time of permitting.

(103) All community facilities for juveniles shall meet the performance standards set forth in SCC 30.28.025.

(104) Personal wireless telecommunications service facilities: See chapter 30.28A SCC and landscaping standards in SCC 30.25.025.

(105) Personal wireless telecommunications service facilities are subject to a building permit pursuant to SCC 30.28A.020 and the development standards set forth in chapter 30.28A SCC and landscaping standards in SCC 30.25.025.

(106) A building permit only is required for facilities co-locating on existing utility poles, towers, and/or antennas unless otherwise specified in chapter 30.28A SCC.

(107) Agricultural composting requirements:

(a) On-farm site agricultural composting operations that comply with the requirements established in this section are allowed in the A-10 zone. These composting facilities and operations shall be constructed and operated in compliance with all applicable federal, state and local laws, statutes, rules and regulations. The Nutrient Management Plan portion of the farm's Snohomish Conservation District Farm Plan or any other established nutrient management plan must be on file with the department when any application for a land use permit or approval is submitted to the department for the development of an agricultural composting facility. Farm site agricultural composting operations shall also comply with the following criteria:

(i) The composting operation shall be limited to 10 percent of the total farm site area;

(ii) At least 50 percent of the composted materials shall be agricultural waste;

(iii) At least 10 percent of the agricultural wastes must be generated on the farm site;

(iv) A maximum of 500 cubic yards of unsuitable incidental materials accumulated in the agricultural waste such as rock, asphalt, or concrete over three inches in size may be stored at the farm composting facility until its proper removal. All incidental materials must be removed from the site yearly; and

(v) A minimum of 10 percent of the total volume of the finished compost produced annually shall be spread on the farm site annually.

(b) In all other zones except A-10 where agriculture is a permitted use, incidental agricultural composting of agricultural waste generated on a farm site is permitted. The agricultural composting facility shall be constructed and operated in compliance with all applicable federal, state and local laws, statutes, rules and regulations. The Nutrient Management Plan portion of the farm's Snohomish Conservation District Farm Plan or any other established nutrient management plan must be on file with the department when any permit application is submitted to the department for the development of an agricultural composting facility.

(108) RESERVED for future use. (Urban Center Demonstration Program projects - DELETED by Ord. 09-079)

(109) Privately operated off-road vehicle (ORV) use areas shall be allowed by conditional use permit on Forestry and Recreation (F&R) zoned property designated Forest on the comprehensive plan future land use map. These areas shall be identified by an F&R ORV suffix on the zoning map. Privately operated ORV use areas are regulated pursuant to SCC 30.28.080, SCC 30.28.085 and other applicable county codes.

(110) RESERVED for future use.

(111) RESERVED for future use.

(112) RESERVED for future use. (Transfer of Development Rights receiving area overlay - DELETED by Amended Ord. 13-064)

(113) Privately operated motocross racetracks are allowed by conditional use permit, and are regulated pursuant to SCC 30.28.100 and 30.28.105, and other applicable county codes. Motocross racetracks are allowed in the Forestry and Recreation (F&R) zone only on commercial forest lands.

(114) New AM radio towers are prohibited. AM radio towers either constructed before October 13, 2010, or with complete applications for all permits and approvals required for construction before October 13, 2010, shall not be considered nonconforming uses and they may be repaired, replaced, and reconfigured as to the number and dimensions of towers so long as the repair, replacement, or reconfiguration occurs on the parcel where the tower was originally constructed or permitted and it does not increase the number of AM radio towers constructed on the parcel.

(115) This use is prohibited in the R-5 zone with the Mineral Resource Overlay (MRO). Public park is a permitted use on reclaimed portions of mineral excavation sites with the MRO.

(116) See cottage housing design standard requirements in chapter 30.41G SCC.

(117) RESERVED for future use.

(118) RESERVED for future use.

(119) Only building mounted personal wireless communications facilities shall be permitted.

(120) Allowed as a conditional use only with a Park-and-Pool Lot or a Park-and-Ride Lot.

(121) Permitted as an incidental use with a permitted use, conditional use or administrative conditional use.

(122) Products or merchandise offered for sale or storage by a business may be located outdoors; provided, that:

(a) The area occupied by the display shall not exceed 500 square feet; and

(b) Public sidewalks shall not be enclosed as space for sales or storage by fencing or other means that effectively limits public use of the sidewalk.

1 (123) Such uses, except those as provided for in SCC 30.34A.010(4)(d), are permitted only in
2 structures which are legally existing on May 29, 2010. Such uses, except those as provided for
3 in SCC 30.34A.010(4)(d), shall also comply with subsection (122) of this section.

4 (124) The minimum lot size for marijuana related facilities is 100,000 square feet. Marijuana
5 production and marijuana processing are allowed indoors and outdoors, including in
6 greenhouses and other structures pursuant to chapter 314-55 WAC. In the A-10 zone,
7 marijuana uses shall be subject to the same regulations that apply to agricultural uses and not
8 subject to any more restrictive regulations except as specifically provided in this title and in state
9 law. Marijuana processing is only allowed when there is a marijuana production facility on site.
10 Marijuana facilities are subject to special setbacks pursuant to SCC 30.23.110(28). Marijuana-
11 related facilities are prohibited within the exterior boundaries of the Tulalip Indian Reservation.

12 (125) Marijuana production and processing is permitted indoors only; no outdoor production or
13 processing is allowed.

14 (126) Notwithstanding all other provisions of this chapter, marijuana collective gardens,
15 collective garden dispensaries, or access points in operation as of November 1, 2013, shall be
16 permitted uses in their current locations through December 31, 2015, provided that the use
17 complies with all state laws related to medical marijuana and maintains a current certificate of
18 occupancy. Such uses must close or relocate to a zone where they are a permitted use on or
19 before January 1, 2016. New marijuana collective gardens, collective garden dispensaries, or
20 access points after November 1, 2013, shall only be permitted in the zones specified in this
21 chapter.

22 (127) Campgrounds and Recreational Facilities Not Otherwise Listed are not allowed on land
23 designated Local Forest in the comprehensive plan.

24 (128) Development applications for all non-tribally owned, fee-simple properties designated
25 Reservation Commercial on the Snohomish County Future Land Use Map must include an
26 archaeology site report pursuant to SCC 30.32D.200(3)(b) or relocate the project to avoid
27 impacts to any archaeological resources.

28 (129) Development within an airport compatibility area is subject to the requirements of
29 chapter 30.32E SCC.

30 (130) On land designated as riverway commercial farmland, upland commercial farmland or
31 local commercial farmland or land zoned A-10 the following additional requirements apply:

32 (a) the applicant must demonstrate that the use is incidental to the primary use of the site for
33 agricultural purposes and supports, promotes or sustains agricultural operations and production;

34 (b) the use must be located, designed, and operated so as to not interfere with, and to
35 support the continuation of, the overall agricultural use of the property and neighboring
36 properties;

37 (c) the use and all activities and structures related to the use must be consistent with the
38 size, scale, and intensity of the existing agricultural use of the property and the existing
39 buildings on the site;

40 (d) the use and all activities and structures related to the use must be located within the
41 general area of the property that is already developed for buildings and residential uses;

42 (e) where the property is less than 10 acres in size, the use and all structures and activities
43 related to the use shall not convert more than 10 percent of agricultural land to nonagricultural
44 uses;

45 (f) where the property is 10 acres in size or more, the use and all structures and activities
46 related to the use shall not convert more than one acre of agricultural land to nonagricultural
47 uses; and

48 (g) any land disturbing activity required to support the use shall be limited to preserve prime
49 farmland.

50 The provisions of subsections (130)(a) through (f) of this section do not apply to any land under
51 ownership or acquired before May 24, 2015, by any local, county, regional, or state agency for

recreation, public park and/or trail purposes. Any new development, alterations or reconstruction on these properties shall meet subsection (130)(g) of this section and the requirements of the A-10 zone. All buildings and parking areas shall be set back a minimum of 50 feet from the property boundaries. If the park or trail use produces adverse conditions that will unduly affect an adjacent agricultural use, the director may impose a larger setback to alleviate the effects of such adverse conditions, which include but are not limited to noise, vibration, dust, and light.

(131) Licensed practitioners and medical clinics may be conditionally permitted as the sole use on a site. Cleaning establishments, grooming parlors, and personal service shops may only be conditionally permitted when part of a development that includes residential dwellings or when occupying a former residential structure (or portion of a residential structure).

(132) Retail, general uses may be allowed with an administrative conditional use permit only when part of a new mixed-use development that includes residential dwellings or when occupying a former residential structure (or portion of a residential structure). The proposed retail use in the MR zone must meet the following criteria:

(a) The retail use has frontage on an arterial road as shown on the Countywide Arterial Circulation Map;

(b) The gross leasable area of retail space may not exceed 6,000 square feet; and

(c) Products or merchandise offered for sale or storage by a business may be located outdoors except that the area occupied by the display may not exceed 500 square feet and public sidewalks may not be enclosed as space for sales or storage by fencing or other means that effectively limits public use of the sidewalk.

(133) Intermediate Solid Waste Handling Facility: See SCC 30.28.110.

(134) Within the NB zone, this use is only permitted when the Future Land Use Map in the comprehensive plan designates the site as Urban Village.

(135) Only the following uses are permitted in the CRC zone: clubhouses, grooming parlors, personal service shops, offices, tool sales and rental, locksmith, home improvement centers, retail bakeries, drug stores, grocery stores, hardware stores, general retail, second hand stores, specialty stores, and tire stores.

Section 8. Snohomish County Code Section 30.26.010, adopted by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

30.26.010 Applicability.

(1) Every new use and every building erected, moved, reconstructed, expanded, or structurally altered shall provide parking areas as provided in this chapter.

(2) Parking areas shall be permanent and shall be permanently maintained for parking purposes.

(3) This chapter applies to any lot or parcel of land used as a public or private parking area and having a capacity of three or more vehicles, including any vehicle sales area. This chapter shall not apply to permit applications for individual single family or duplex residences.

(4) Temporary on-site and off-site construction-related parking is exempt from this chapter.

Section 9. Snohomish County Code Section 30.26.015, adopted by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

30.26.015 Maneuvering ((and)), queuing and loading.

The department shall have authority to require sufficient queuing, loading, backing, turning, and maneuvering space within a parking area to meet the requirements of this chapter and to

1 ensure that pedestrian routes and public rights-of-way are not blocked by maneuvering, ~~((or))~~
2 queuing, ~~((or))~~ loading, or unloading vehicles.
3

4 Section 10. Snohomish County Code Section 30.26.020, last amended by Amended
5 Ordinance No. 12-025 on June 6, 2012, is amended to read:
6

7 **30.26.020 Location of parking spaces.**
8

9 ~~((Off-street parking))~~ Parking spaces shall be located as specified in this section. Where a
10 distance is specified, the distance shall be the walking distance measured from the nearest
11 point of the parking facilities to the nearest ~~((point))~~ available entrance of the building which it
12 serves.

13 (1) Parking for single and multifamily dwellings shall be within 300 feet of and on the same lot
14 or building site with the building it serves.

15 (2) Parking for uses not specified above shall not be over 300 feet from the building it serves.
16 Parking spaces for uses on land subject to a binding site plan (BSP) with record of survey shall
17 be located on land within the BSP area per recorded covenants, conditions, and restrictions
18 (CCRs) or declaration.

19 (3) All ~~((off-street))~~ parking spaces shall be located out of the public right-of-way and on land
20 zoned in a manner which would allow the particular use the parking will serve.

21 (4) Parking shall be set back from lakes, streams, wetlands, and other bodies of water as
22 necessary to comply with the shoreline management and critical areas regulations. See
23 chapters 30.44, 30.62A and 30.67 SCC.
24

25 Section 11. Snohomish County Code Section 30.26.030, last amended by Amended
26 Ordinance No. 10-102 on January 19, 2011, is amended to read:
27

28 **30.26.030 Number of spaces required.**
29

30 (1) The required number of off-street parking spaces shall be as set forth in SCC Table
31 30.26.030(1) subject to provisions, where applicable, regarding:

- 32 (a) Effective alternatives to automobile access (SCC 30.26.040);
33 (b) Joint uses (SCC 30.26.050 and 30.26.055); and
34 (c) Accessible routes of travel (SCC 30.26.065(7)).

35 (2) The abbreviations in the table have the following meanings:

- 36 (a) ~~((gfa))~~ GFA means gross floor area;
37 (b) "GLA" means gross leasable area; and
38 (c) ~~((sf))~~ SF means square feet.

39 (3) Any off-street parking spaces that are devoted to electrical vehicle charging shall be
40 counted toward the minimum number of parking spaces required.

41 (4) For off-street parking requirements in the Urban Center (UC) zone, see SCC 30.26.032.
42

43 **Table 30.26.030(1)**
NUMBER OF PARKING SPACES REQUIRED

USE	((NO. OF SPACES REQUIRED)) <u>Number of Spaces Required in R-9600, R-8400, R-7200, WFB, T, MR, LDMR, MR, CB, NB, FS, PCB, MHP, HI, LI, BP, and IP</u>	<u>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500</u>	NOTES
((Single family, duplex, attached single family, mobile home, multifamily, townhouse))	((2 per dwelling; see note))		((Driveways at least 19' long between garage doors and roads, private roads, or designated fire lanes or access aisles may be counted as one parking space. Garages shall have a minimum interior length of 19 feet.))
((Single family detached units (pursuant to chapter 30.41FSCG)))	((2 per dwelling plus guest parking at 1 per 4 dwellings where driveway aprons meeting the minimum dimension requirements for 2 cars are provided (driveway aprons meeting minimum dimension standards may be counted toward meeting this requirement), or 1 unrestricted guest parking spot per 2 dwellings for either (i) dwellings where no driveways are provided or (ii) dwellings that provide a driveway apron meeting the minimum dimension requirements for parking of only 1 car; see note.))		((A driveway apron must be at least 19' long and 8.5' wide between garage doors and designated fire lanes, drive aisles or pedestrian facility to be counted as a parking space (and a driveway apron that is at least 19' long and 17' wide may be counted as two parking spaces). An "unrestricted" guest parking spot is one provided either within the drive aisle parking or designated guest parking areas outside of individual units; garage parking spaces or parking spaces on driveway aprons of an individual unit are not "unrestricted" parking spaces. All applicable provisions of chapter 30.26.SCC shall be followed. See SCC 30.41F.100.))
((Cottage Housing))	((2 spaces per dwelling unit plus guest parking at 1 space per 4 dwellings))		

USE	<u>((NO. OF SPACES REQUIRED)) Number of Spaces Required in R-9600, R-8400, R-7200, WFB, T, MR, LDMR, MR, CB, NB, FS, PCB, MHP, HI, LI, BP, and IP</u>	<u>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500</u>	NOTES
((Mobile home parks))	((2 per dwelling plus guest parking at 1 per 4 dwellings))		((See chapter 30.42E SCC.))
((Retirement apartments))	((1 per dwelling plus guest parking at 1 per 4 dwellings))		((See SCC 30.26.040(1).))
((Retirement housing))	((1 per dwelling or 1/3 per dwelling))		((See SCC 30.26.040(2).))
((Bed and breakfast guesthouses and inns))	((2 plus 1 per guest room))		
((Motels and hotels))	((1 per unit or room; see note))		((Additional parking required in accordance with this schedule for restaurants, conference or convention facilities and other businesses, facilities, or uses associated with the motel or hotel.))
((Boarding houses, including fraternities and sororities))	((1 per sleeping room))		
((Correctional institutions))	((Determined by the department on a case by case basis))		((See SCC 30.26.035.))
((Day care centers))	((1 per employee plus load/unload space; see note))		((An off street load and unload area equivalent to one space for each 10 children is also required.))
((Health and social service facilities, Level II and Level III))	((Determined by the department on a case by case basis))		((See SCC 30.26.035.))
((Auto repair, machinery repair))	((5 : 1,000 sf gfa; see note))		((Note: service bays and work areas inside repair facilities do not count as parking spaces.))
((Financial institutions, office buildings, public	((3 : 1,000 sf gfa; see note))		((A minimum of 5 spaces required for all sites.

USE	((NO. OF SPACES REQUIRED)) <u>Number of Spaces Required in R-9600, R-8400, R-7200, WFB, T, MR, LDMR, MR, CB, NB, FS, PCB, MHP, HI, LI, BP, and IP</u>	<u>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500</u>	NOTES
utility and governmental buildings, real estate offices, excluding health and social service facilities))			Drive-up windows at financial institutions must have clear queuing space, not interfering with parking areas, for at least three vehicles per drive up window.))
((Medical and dental clinics))	((5 : 1,000 sf gfa))		
((Personal service shops or uses))	((4.5 : 1,000 sf GLA))		
((Drive-in restaurants and similar uses primarily for auto-borne customers))	((13.3 : 1,000 sf gfa; see note))		((Clear queuing space, not interfering with the parking areas, for at least five vehicles is required in front of any drive up window.))
((Mobile home and RV sales))	((1 : 3,000 sf of outdoor display area))		
((Motor vehicle sales or sales and service))	((1 : 1,000 sf gfa plus 1 : 1,500 sf of outdoor display area))		
((Restaurants, taverns or bars for on-premises consumption))	((10 : 1,000 sf gfa; see note))		((Minimum of five spaces required.))
((Retail stores))	((4.5 : 1,000 sf GLA))		
((Shopping centers))	((4.5 : 1,000 sf GLA; see note))		((Where two or more permitted tenant uses share employee and customer parking.))
((Athletic clubs, gymnasiums, health clubs))	((4 : 1,000 sf gfa))		
((Bowling alleys))	((5 per lane))		
((Churches, clubs, and lodges))	((Determined by the department on a case by case basis))		((See SCC 30.26.035.))

USE	<u>((NO. OF SPACES REQUIRED)) Number of Spaces Required in R-9600, R-8400, R-7200, WFB, T, MR, LDMR, MR, CB, NB, FS, PCB, MHP, HI, LI, BP, and IP</u>	<u>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500</u>	NOTES
((Colleges, commercial or technical schools for adults))	((Determined by the department on a case by case basis))		((See SCC 30.26.035.))
((Equestrian centers and mini-equestrian centers))	((1 : 4 seats or 8 feet of bench; see note))		((One space accommodating a vehicle and horse trailer for every two horses expected at equestrian or mini-equestrian center events.))
((Funeral parlors, mortuaries, cemeteries))	((1 : 4 seats or 8 feet of bench, or 25 : 1,000 sf of assembly room with no fixed seats))		
((Libraries, art galleries, museums))	((4 : 1,000 sf gfa))		
((Passenger terminals (bus, rail, air)))	((10 : 1,000 sf gfa of waiting areas))		
((Schools, elementary and junior high, public and private))	((1 space for each 12 seats in the auditorium or assembly room; see note.))		((Sufficient off-street space for safe loading and unloading of students from school buses and cars is also required.))
((Schools, senior high, public and private))	((Determined by the department on a case by case basis; see note))		((See SCC 30.26.035. Sufficient off-street space for safe loading and unloading of students from school buses and cars is also required.))
((Stadiums, sports arenas, auditoriums, and other assembly areas with fixed seats))	((1 : 4 seats or 8 feet of bench))		
((Swimming pools, indoor and outdoor))	((1 : 10 swimmers, based on pool capacity as defined by the State Dept. of Health.))		
((Tennis courts, racquet or	((25 : 1,000 sf assembly		

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handball clubs, and similar commercial recreation))	area plus 2 per court))		
((Theaters, cinemas))	((1 : 4 seats or 8 feet of bench))		
((All other places of assembly without fixed seats including dance halls and skating rinks.))	((13.3 : 1,000 sf gfa))		
((Wholesale distribution facilities))	((1 : 1,000 sf gfa))		
((Manufacturing uses))	((3 : 1,000 sf gfa))		((May also be determined by the department on a case-by-case basis per SCC 30.26.035 when the employee to sf gfa ratio for the proposed use is less than 3 : 1,000))
((Industrial uses except warehousing and storage))	((1 : 1,000 sf gfa))		
((Warehouse and storage except mini-self-storage))	((.5 : 1,000 sf gfa))		
((Mini-self-storage))	((2 : 50 storage units; see note))		((Half the spaces to be distributed equally around the site, half to be located at the project office.))
((Utility and communication uses without regular employment))	((1 space))		
((Auto-wrecking yards))	((15 spaces for yards less than 10 acres in size; 25 spaces for yards 10 acres or larger))		
((Community Facilities for Juveniles))	((1 per employee to accommodate the maximum number of		((The approval authority may reduce the number of required spaces when the

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	employees for any given work shift plus 1 visitor space per every 6 residential beds. A loading area must also be provided for those facilities that receive regular commercial deliveries))		applicant can demonstrate that the reduction of spaces will be adequate))
<u>Accessory Apartment</u>	<u>1 per unit</u>	<u>1 per unit</u>	
<u>Adult Entertainment Business/Use</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Agriculture</u>	<u>No parking required</u>	<u>No parking required</u>	
<u>Airport</u>			
<u>Air Terminal</u>	<u>10 per 1,000 SF of waiting area</u>	<u>10 per 1,000 SF of waiting area</u>	
<u>Stage 1 Utility</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>All Others</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Amusement Facility, by type</u>			
<u>Tennis courts, racquet or handball clubs, and similar commercial recreation</u>	<u>10 per 1,000 SF assembly area plus 2 per court</u>	<u>15 per 1,000 SF assembly area plus 2 per court</u>	
<u>Theaters and cinemas</u>	<u>1 per 3 seats or 8 feet of bench</u>	<u>1 per 4 seats or 8 feet of bench</u>	
<u>All other places without fixed seats including dance halls and skating rinks</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Antique Shop</u>	<u>3 per 1,000 GFA</u>	<u>4 per 1,000 GFA</u>	
<u>Art Gallery</u> ⁴¹	<u>2.5 per 1,000 GFA</u>	<u>2.5 per 1,000 GFA</u>	
<u>Asphalt Batch Plant & Continuous Mix Asphalt</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	

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<u>Plant</u>			
<u>Auto Repair, Major</u>	<u>5 per 1,000 GFA</u>	<u>5 per 1,000 GFA</u>	<u>Service bays and work areas inside repair facilities do not count as parking spaces.</u>
<u>Auto Repair, Minor</u>	<u>4 per 1,000 GFA</u>	<u>5 per 1,000 GFA</u>	<u>Service bays and work areas inside repair facilities do not count as parking spaces.</u>
<u>Auto Towing</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Auto Wrecking and Junkyard</u>	<u>15 spaces for yards less than 10 acres in size; 25 spaces for yards 10 acres or larger</u>	<u>15 spaces for yards less than 10 acres in size; 25 spaces for yards 10 acres or larger</u>	
<u>Bakery, Farm</u>	<u>2 spaces</u>	<u>2 spaces</u>	
<u>Bed and Breakfast Guesthouses and Inns</u>	<u>2 plus 1 per guest room</u>	<u>2 plus 1 per guest room</u>	
<u>Boarding House</u>	<u>1 per guest room</u>	<u>1 per guest room</u>	
<u>Boat Launch, Commercial</u>	<u>See 30.22.130 (31)</u>	<u>See 30.22.130 (31)</u>	
<u>Boat Launch, Non-commercial</u>	<u>See 30.22.130 (31)</u>	<u>See 30.22.130 (31)</u>	
<u>Caretaker's Quarters</u>	<u>2 per unit</u>	<u>2 per unit</u>	
<u>Cemetery and Funeral Home</u>	<u>1 per 4 seats or 8 feet of bench, or 25 per 1,000 sf of assembly room with no fixed seats</u>	<u>1 per 4 seats or 8 feet of bench, or 25 per 1,000 sf of assembly room with no fixed seats</u>	
<u>Church</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Clubhouse</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Commercial Vehicle Home Basing</u>	<u>See 30.22.130(33)</u>	<u>See 30.22.130(33)</u>	
<u>Commercial Vehicle Storage Facility</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Community Facilities for Juveniles</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	

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<u>Construction Contracting</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Dams, Power Plants, & Associated Uses</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Day Care Center</u>	<u>1 per employee plus load/unload space; see note</u>	<u>1 per employee plus load/unload space; see note</u>	<u>An off-street load and unload area equivalent to one space for each 10 children is also required.</u>
<u>Distillation of Alcohol</u>	<u>2 per 1,000 GFA</u>	<u>2.5 per 1,000 GFA</u>	<u>May also be determined by the department on a case-by-case basis per SCC 30.26.035 when the employee to SF GFA ratio for the proposed use is less than the typical requirement for this use in this zone.</u>
<u>Dock & Boathouse, Private, Non-Commercial</u>	<u>No Parking Requirement</u>	<u>No Parking Requirement</u>	
<u>Dwelling</u>			<u>Note 1:</u> <u>Driveways between garage doors and roads, private roads, designated fire lanes or access aisles that are at least 19' long and 8.5' wide may be counted as one parking space and if at least 19' long and 17' wide may be counted as two parking spaces. Garages shall have a minimum interior length of 19'.</u> <u>Note 2:</u> <u>An "unrestricted" guest parking spot is one provided either within the drive aisle parking or designated guest parking areas outside of individual</u>
<u>Cottage Housing</u>	<u>2 spaces per dwelling unit plus guest parking at 1 space per 4 dwellings</u>	<u>2 spaces per dwelling unit plus guest parking at 1 space per 4 dwellings</u>	
<u>Attached Single Family</u>	<u>2 per dwelling; see note 1</u>	<u>2 per dwelling; see note 1</u>	
<u>Duplex</u>	<u>2 per dwelling; see note 1</u>	<u>2 per dwelling; see note 1</u>	
<u>Mobile Home</u>	<u>2 per dwelling; see note 1</u>	<u>2 per dwelling; see note 1</u>	
<u>Multifamily</u>	<u>2 per dwelling; see note 1</u>	<u>2 per dwelling; see note 1</u>	
<u>Single Family</u>	<u>2 per dwelling; see note 1</u>	<u>2 per dwelling; see note 1</u>	
<u>Townhouse</u>	<u>2 per dwelling; see note 1</u>	<u>2 per dwelling; see note 1</u>	
<u>Single Family Detached Units (pursuant to chapter 30.41F SCC)</u>	<u>2 spaces per dwelling unit plus guest parking at 1 space per 4 dwellings</u>	<u>2 spaces per dwelling plus guest parking at 1 space per 4 dwellings provided</u>	

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	<u>provided that 1 unrestricted guest parking spot per 2 dwellings for either (i) dwellings where no driveways are provided or (ii) dwellings that provide a driveway apron meeting the minimum dimension requirements for parking of only 1 car; see notes 1 & 2.</u>	<u>that 1 unrestricted guest parking spot per 2 dwellings for either (i) dwellings where no driveways are provided or (ii) dwellings that provide a driveway apron meeting the minimum dimension requirements for parking of only 1 car; see notes 1 & 2.</u>	<u>units; garage parking spaces or parking spaces on driveway aprons of an individual unit are not "unrestricted" parking spaces. All applicable provisions of chapter 30.26 SCC shall be followed.</u>
<u>Electric Vehicle Infrastructure</u>			
<u>Electric Vehicle Charging Station – Levels 1 to 3</u>	<u>No requirement</u>	<u>No requirement</u>	<u>Note: service bays and work areas inside repair facilities do not count as parking spaces.</u>
<u>Battery Exchange Stations</u>	<u>4 per 1,000 GFA</u>	<u>5 per 1,000 GFA</u>	
<u>Equestrian Center</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	<u>One space accommodating a vehicle and horse trailer for every two horses expected at equestrian or mini-equestrian center events.</u>
<u>Excavation & Processing of Minerals</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Explosives, Storage</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Fairgrounds</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Family Day Care Home</u>	<u>See dwelling, single family requirements</u>	<u>See dwelling, single family requirements</u>	<u>An off-street load and unload area equivalent to one space is also required.</u>
<u>Farm Product Processing</u>	<u>1 per 1,000 GFA</u>	<u>1 per 1,000 GFA</u>	
<u>Farm Stand</u>			
<u>Up to 400 SF</u>	<u>2 per stand</u>	<u>2 per stand</u>	
<u>401 to 5,000 SF</u>	<u>3 per 1,000 GFA (3</u>	<u>3 per 1,000 GFA (3</u>	

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	minimum)	minimum)	
<u>Farm Support Business</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Farm Worker Dwelling</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Farmers Market</u>	<u>3 per 1,000 GFA (3 minimum)</u>	<u>3 per 1,000 GFA (3 minimum)</u>	
<u>Farmland Enterprises</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Fish Farm</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Forestry</u>	<u>No Parking Required</u>	<u>No Parking Required</u>	
<u>Forestry Industry Storage & Maintenance Facility</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Foster Home</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Fuel Yard</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Garage, Detached Private</u>	<u>No Parking Required</u>	<u>No Parking Required</u>	
<u>Golf Course, Driving Range, Country Club</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Government Structures & Facilities</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Greenhouse, Lath House, & Nurseries</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Guesthouse</u>	<u>1 per guesthouse</u>	<u>1 per guesthouse</u>	
<u>Hazardous Waste Storage & Treatment Facilities, Offsite or Onsite</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Health and Social Service Facilities, Levels I through III</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Home Occupation</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Homestead Parcel</u>	<u>See dwelling, single family requirements</u>	<u>See dwelling, single family requirements</u>	
<u>Hotel/Motel</u>	<u>1 per unit or guest room; see note</u>	<u>1 per unit or guest room; see note</u>	<u>Additional parking for restaurants, conference or convention facilities and other businesses, facilities,</u>

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			or uses associated with the motel or hotel is required in accordance with this table.
<u>Intermediate Solid Waste Handling Facility</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Kennel, Commercial</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Kennel, Private-Breeding</u>	<u>No Additional Requirement</u>	<u>No Additional Requirement</u>	
<u>Kennel, Private-Non-Breeding</u>	<u>No Additional Requirement</u>	<u>No Additional Requirement</u>	
<u>Kitchen Farm</u>	<u>No Additional Requirement</u>	<u>No Additional Requirement</u>	
<u>Laboratory</u>	<u>2.5 per 1,000 GFA</u>	<u>3 per 1,000 GFA</u>	<u>Or see SCC 30.26.035</u>
<u>Library</u>	<u>2.5 per 1,000 GFA</u>	<u>3 per 1,000 GFA</u>	
<u>Livestock Auction Facility</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Lumber Mill</u>	<u>2 per 1,000 GFA</u>	<u>2 per 1,000 GFA</u>	
<u>Lumberyard</u>	<u>1 per 1,000 GLA</u>	<u>1 per 1,000 GLA</u>	
<u>Manufacturing, Heavy</u>	<u>2 per 1,000 GFA</u>	<u>2.5 per 1,000 GFA</u>	<u>May also be determined by the department on a case-by-case basis per SCC 30.26.035 when the employee to SF GFA ratio for the proposed use is less than the typical requirement for this use in this zone.</u>
<u>Manufacturing-All Other Forms Not Specifically Listed</u>	<u>2 per 1,000 GFA</u>	<u>2.5 per 1,000 GFA</u>	<u>May also be determined by the department on a case-by-case basis per SCC 30.26.035 when the employee to SF GFA ratio for the proposed use is less than the typical requirement for this use in this zone.</u>
<u>Marijuana Collective Garden</u>	<u>2 per 1,000 GFA</u>	<u>2.5 per 1,000 GFA</u>	<u>May also be determined by the department on a case-by-case basis per</u>

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			<u>SCC 30.26.035 when the employee to SF GFA ratio for the proposed use is less than the typical requirement for this use in this zone.</u>
<u>Marijuana Collective Garden Dispensary, or Access Point</u>	<u>3 per 1,000 GFA</u>	<u>4 per 1,000 GFA</u>	
<u>Marijuana Processing</u>	<u>2 per 1,000 GFA</u>	<u>2.5 per 1,000 GFA</u>	<u>May also be determined by the department on a case-by-case basis per SCC 30.26.035 when the employee to SF GFA ratio for the proposed use is less than the typical requirement for this use in this zone.</u>
<u>Marijuana Production</u>	<u>2 per 1,000 GFA</u>	<u>2.5 per 1,000 GFA</u>	<u>May also be determined by the department on a case-by-case basis per SCC 30.26.035 when the employee to SF GFA ratio for the proposed use is less than the typical requirement for this use in this zone.</u>
<u>Marijuana Retail</u>	<u>3 per 1,000 GFA</u>	<u>4 per 1,000 GFA</u>	
<u>Massage Parlor</u>	<u>3 per 1,000 GFA</u>	<u>4 per 1,000 GFA</u>	
<u>Mini Equestrian Center</u>	<u>1 per 4 seats or 8 feet of bench; see note</u>	<u>1 per 4 seats or 8 feet of bench; see note</u>	<u>One space accommodating a vehicle and horse trailer for every two horses expected at equestrian or mini-equestrian center events.</u>
<u>Mini Self-Storage</u>	<u>2 per 75 storage units</u>	<u>2 per 75 storage units</u>	
<u>Mobile Home Parks</u>	<u>2 per dwelling plus guest parking at 1 per 4 dwellings</u>	<u>2 per dwelling plus guest parking at 1 per 4 dwellings</u>	<u>See chapter 30.42E SCC.</u>

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<u>Model Hobby Park</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>
<u>Model House/Sales Office</u>	<u>See residential dwelling requirements</u>	<u>See residential dwelling requirements</u>	
<u>Motocross Racetrack</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Museum</u>	<u>2.5 per 1,000 GFA</u>	<u>3 per 1,000 GFA</u>	
<u>Neighborhood Services</u>	<u>3 per 1,000 GLA</u>	<u>4 per 1,000 GLA</u>	
<u>Office and Banking</u>	<u>2.5 per 1,000 GFA</u>	<u>3 per 1,000 GFA</u>	<u>A minimum of 5 spaces required for all sites. Drive-up windows at financial institutions must have clear queuing space, not interfering with parking areas, for at least three vehicles per drive up window.</u>
<u>Off-road vehicle use area, private</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Park, Public</u>	<u>See Parks and Recreation Element of the Comprehensive Plan</u>	<u>See Parks and Recreation Element of the Comprehensive Plan</u>	<u>Parking standards for parks varies based on the classification of the park and amenities identified in the Parks and Recreation Element.</u>
<u>Park-and-Pool Lot</u>	<u>No Additional Requirement</u>	<u>No Additional Requirement</u>	
<u>Park-and-Ride Lot</u>	<u>No Additional Requirement</u>	<u>No Additional Requirement</u>	
<u>Personal Wireless Communications Facilities</u>	<u>1 space</u>	<u>1 space</u>	
<u>Printing Plant</u>	<u>2.5 per 1,000 GFA</u>	<u>3 per 1,000 GFA</u>	
<u>Public Events/Assemblies on Farmland</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Race Track</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Recreational Facility Not Otherwise Listed</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Recreational Vehicle</u>	<u>1 per RV</u>	<u>1 per RV</u>	
<u>Recreational Vehicle Park</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	

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<u>Rendering of Fat, Tallow, or Lard</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Resort</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Restaurant</u>	<u>6 per 1,000 GFA</u>	<u>8 per 1,000 GFA</u>	<u>Clear queuing space, not interfering with the parking areas, for at least five vehicles is required in front of any drive up window.</u>
<u>Retail, General</u>	<u>3 per 1,000 GFA</u>	<u>4 per 1,000 GFA</u>	
<u>Retirement Apartments</u>	<u>1 per dwelling plus guest parking at 1 per 4 dwellings</u>	<u>1 per dwelling plus guest parking at 1 per 4 dwellings</u>	<u>See SCC 30.26.040(1).</u>
<u>Retirement Housing</u>	<u>1 per dwelling</u>	<u>1 per dwelling plus guest parking at 1 per 4 dwellings</u>	<u>See SCC 30.26.040(2).</u>
<u>Rural Industries</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Sanitary Landfill</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Schools</u> <u>K-12 & Preschool</u> <u>College</u> <u>Other</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035; Sufficient on-site space for safe loading and unloading of students from school buses and cars is also required.</u>
<u>Service Station</u>	<u>3 per 1,000 GFA</u>	<u>4 per 1,000 GFA</u>	
<u>Shooting Range</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Sludge Utilization</u>	<u>No parking required</u>	<u>No parking required</u>	
<u>Small Animal Husbandry</u>	<u>No parking required</u>	<u>No parking required</u>	
<u>Small Workshop</u>	<u>2 per 1,000 GFA</u>	<u>2.5 per 1,000 GFA</u>	<u>May also be determined by the department on a case-by-case basis per SCC 30.26.035 when the employee to SF GFA ratio is less than the normal minimum requirement for the zone.</u>
<u>Stables</u>	<u>1 per 4 seats or 8 feet of</u>	<u>1 per 4 seats or 8 feet of</u>	<u>One space</u>

USE	((NO. OF SPACES REQUIRED)) Number of Spaces Required in R-9600, R-8400, R-7200, WFB, T, MR, LDMR, MR, CB, NB, FS, PCB, MHP, HI, LI, BP, and IP	Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500	NOTES
	<u>bench; see note</u>	<u>bench; see note</u>	<u>accommodating a vehicle and horse trailer for every two horses expected at equestrian or mini-equestrian center events.</u>
<u>Stockyard or Slaughter House</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Storage, Retail Sales Livestock Feed</u>	<u>1 per 1,000 GFA</u>	<u>1 per 1,000 GFA</u>	
<u>Storage Structure, Accessory</u>	<u>No parking required</u>	<u>No parking required</u>	
<u>Storage Structure, Non-accessory</u>	<u>No parking required</u>	<u>No parking required</u>	
<u>Studio</u>	<u>2.5 per 1,000 GFA</u>	<u>3 per 1,000 GFA</u>	
<u>Swimming/Wading Pool</u>			
<u>Public</u>	<u>1 per 10 swimmers, based on pool capacity as defined by the Washington State Department of Health.</u>	<u>1 per 10 swimmers, based on pool capacity as defined by the Washington State Department of Health.</u>	
<u>Private</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Television/Radio Stations</u>	<u>2.5 per 1,000 GFA</u>	<u>3 per 1,000 GFA</u>	
<u>Temporary Dwelling During Construction</u>	<u>1 per dwelling</u>	<u>1 per dwelling</u>	
<u>Temporary Dwelling For Relative</u>	<u>1 per dwelling</u>	<u>1 per dwelling</u>	
<u>Temporary Logging Crew Quarters</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Temporary Residential Sales Coach⁷³</u>	<u>1 per coach</u>	<u>1 per coach</u>	
<u>Transit Center</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Ultralight Airpark</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Utility Facilities, Electromagnetic</u>	<u>1 space</u>	<u>1 space</u>	

USE	<u>((NO. OF SPACES REQUIRED)) Number of Spaces Required in R-9600, R-8400, R-7200, WFB, T, MR, LDMR, MR, CB, NB, FS, PCB, MHP, HI, LI, BP, and IP</u>	<u>Number of Spaces Required in RD, RRT-10, R-5, RB, CRC, RFS, RI, F, F&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500</u>	NOTES
<u>Transmission & Receiving Facility</u>			
<u>Utility Facilities, Transmission Wires, Pipes & Supports</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Utility Facilities-All Other Structures</u>	<u>1 space</u>	<u>1 space</u>	
<u>Vehicle and Equipment Sales and Rental</u>	<u>1 per 1,000 GFA of sales office, plus</u> <u>2 per 1,000 GFA of service or repair space, plus</u> <u>1 per 4,000 SF of outdoor display area (or of showroom display area in the CB zone)</u>	<u>1 per 1,000 GFA of sales office, plus</u> <u>2 per 1,000 GFA of service or repair space, plus</u> <u>1 per 4,000 SF of outdoor display area (or of showroom display area in the CRC zone)</u>	
<u>Veterinary Clinic</u>	<u>3 per 1,000 GFA</u>	<u>4 per 1,000 GFA</u>	
<u>Warehousing</u>	<u>0.5 per 1,000 GFA</u>	<u>0.5 per 1,000 GFA</u>	
<u>Wedding Facility</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	
<u>Wholesale Establishment</u>	<u>1 per 1,000 GFA</u>	<u>1 per 1,000 GFA</u>	
<u>Woodwaste Recycling and Woodwaste Storage</u>	<u>1 per site plus</u> <u>1 per 1,000 GFA</u>	<u>1 per site plus</u> <u>1 per 1,000 GFA</u>	
<u>All other uses not otherwise mentioned</u>	<u>See SCC 30.26.035</u>	<u>See SCC 30.26.035</u>	

Section 12. Snohomish County Code Section 30.26.032, adopted by Amended Ordinance No. 13-007 on September 11, 2013, is amended to read:

30.26.032 Additional parking requirements for the UC zone.

In addition to the parking requirements contained in this chapter, developments in the UC zone shall also comply with the following:

(1) Development in the UC zone shall comply with the parking ratios established in SCC Table 30.26.032(1).

**Table 30.26.032(1)
Parking Ratios**

Use	Minimum	Maximum	Bicycle Parking
Restaurants	2 stalls/1,000 net square feet	8 stalls/1,000 net square feet	5 spaces minimum
Retail	2 stalls/1,000 net square feet	4 stalls/1,000 net square feet	5 spaces minimum
Office	2 stalls/1,000 net square feet	4 stalls/1,000 net square feet	5 spaces minimum
Residential (units >1,000 sq. ft. each)	1.5 stalls per unit	2.5 stalls per unit	5 spaces minimum
Residential (units <1,000 sq. ft. each)	1 stall per unit	1.5 stalls per unit	5 spaces minimum
Retirement apartments or retirement housing	.5 stalls per unit	1 stall per unit	5 spaces minimum
All other uses	See SCC ((30.26.032(5))) <u>30.26.035</u>		5 spaces minimum

- 1
2 (2) Parking shall be located within, under, behind, or to the side of buildings.
3 (3) Parking lots shall be landscaped pursuant to SCC 30.25.022.
4 (4) The number of parking garage entrances shall be minimized. Where feasible, entrances
5 shall be located to the side or rear of buildings. Lighting fixtures within garages shall be
6 screened from view from the street. Exterior architectural treatments for parking garages and
7 structures and free-standing garage buildings shall satisfy the requirements of SCC 30.34A.095.
8 ~~((5) A parking demand analysis by an independent consultant with expertise in parking~~
9 ~~demand analysis shall be required for uses not listed in SCC Table 30.26.032(1).))~~
10 ~~((6) An increase of up to 10 percent above the parking ratios in SCC Table 30.26.032(1) may~~
11 ~~be approved under SCC 30.34A.180 when historical data of a particular use indicates additional~~
12 ~~parking is necessary to properly serve a use or uses at a site.))~~
13 ~~((7))~~ (5) A reduction from the parking space requirements in SCC Table 30.26.032(1) may be
14 approved ((under SCC 30.34A.180 if a shared parking study based on the either the Urban
15 Land Institute Shared Parking Report, ITE Shared Parking Guidelines, or other study or report
16 approved by the director is prepared by an independent consultant with expertise in performing
17 shared parking studies. In order to approve a reduction, the study shall demonstrate that the
18 development will result in a more efficient use of parking provided the combined peak parking
19 demand is less than that required in SCC Table 30.26.032(1). The number of spaces required
20 for an approved shared parking plan shall be based on the number of spaces estimated to meet
21 the combined use peak parking demand)) pursuant to SCC 30.26.040.
22

23 Section 13. Snohomish County Code Section 30.26.035, adopted by Amended
24 Ordinance No. 02-064 on December 9, 2002, is amended to read:
25

26 **30.26.035 Parking for specified and unlisted uses.**
27

28 Where the parking requirements for a use are not specifically defined in SCC Table
29 30.26.030(1), the department shall determine the parking requirements for the use ((shall be
30 determined by the department)). The determination shall be based upon parking requirements
31 for comparable uses and comparative data as may be available to staff. The department may
32 require the applicant to submit or fund a parking study prepared by an independent consultant
33 with expertise in parking demand analysis. Such studies may be required to review or provide
34 estimates of peak parking hours, parking space demand, parking space turnover, and to relate
35 or distinguish the proposed use from the uses selected as comparable in the parking analysis.

Section 14. Snohomish County Code Section 30.26.040, last amended by Amended Ordinance No. 12-049 on October 3, 2012, is amended to read:

30.26.040 Reduction of required parking spaces.

The department may reduce the parking requirements (~~otherwise prescribed~~) listed in SCC Table 30.26.030(1) and SCC Table 30.26.032(1) for any use or combination of uses as set forth below:

(1) Retirement Apartments. Approved building plans shall show one parking space per dwelling unit. Installation of up to 50 percent of the required spaces may be deferred by the department and held in reserve as landscaped area. Installation of the deferred parking spaces and any required parking lot landscaping will be required at such time as the building is no longer used as a retirement apartment. A performance security may be required in accordance with SCC 30.84.020, for the cost of the deferred improvements to assure installation at a future date.

(2) Retirement Housing. The requirement of one space per dwelling unit may be reduced to no less than one space for every three dwelling units as determined by the department. The determination shall be based on the following:

(a) Demonstrated availability of private, convenient, regular transportation services to meet the needs of the retirement apartment occupants;

(b) Accessibility to and frequency of public transportation; or

(c) Direct access for pedestrians to health, medical, and shopping facilities.

(3) All Other Uses. The department may reduce, by not more than 40 percent, the number of required parking spaces when an applicant demonstrates that effective alternatives to automobile use, including but not limited to van pooling, ride matching for carpools, and provision of subscription bus service will be implemented that will provide an effective and permanent reduction in parking demand.

Section 15. Snohomish County Code Section 30.26.060, adopted by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

30.26.060 Loading space.

~~(((1) Loading spaces are required for the following uses:~~

~~(a) Manufacturing;~~

~~(b) Storage;~~

~~(c) Warehouse;~~

~~(d) Goods display;~~

~~(e) Department store;~~

~~(f) Wholesale store;~~

~~(g) Market;~~

~~(h) Hotel;~~

~~(i) Hospital;~~

~~(j) Mortuary;~~

~~(k) Laundry;~~

~~(l) Dry cleaning; or~~

~~(m) Other use involving the receipt or distribution of vehicles, material, or merchandise.))~~

~~(((2)))~~(1) The loading ~~((space))~~ spaces shall provide adequate space for standing, loading, and unloading services ~~((in order))~~ to avoid undue interference with the public uses of the streets or alleys.

1 ~~((3) The space, unless otherwise adequately provided for, shall include a 10-foot by 25-foot~~
2 ~~loading space, with 14-foot height clearance for every 20,000 square feet, or fraction thereof, of~~
3 ~~gross building area used or land used for the above purposes.))~~

4 ~~((4))~~(2) The space shall be situated so that no part of a truck or van using the loading space
5 will project into the public right-of-way.
6

7 Section 16. Snohomish County Code Section 30.28.090, last amended by Amended
8 Ordinance No. 14-053 on September 13, 2014, is amended to read:
9

10 **30.28.090 ~~((Temporary woodwaste))~~ Woodwaste recycling and ~~((temporary woodwaste))~~**
11 **storage facilities, administrative conditional use permits.**
12

13 ~~((These two uses require an))~~ An administrative conditional use permit ~~((and are subject to the))~~
14 is required within the zones indicated in SCC 30.22.100 and SCC 30.22.110. The following
15 minimum requirements ~~((except when incidental to a primary use allowed in the applicable~~
16 zone)) will apply to such facilities:

17 (1) An application for an administrative conditional use permit to allow a woodwaste recycling
18 and/or woodwaste storage facility shall include the following:

19 (a) A site development plan showing all woodwaste storage areas (active and reserve
20 areas), recycled material storage areas, equipment, parking areas, access drives/fire lanes,
21 extent of vegetation clearing, buffer widths, on-site sewage disposal areas (if proposed),
22 proposed site structures, existing site structures that are to remain or be removed, natural
23 drainage courses and probable alterations which will be necessary to handle the expected
24 drainage from the site; and

25 (b) Operational information which demonstrates that:

26 (i) ~~((adequate))~~ Adequate fire prevention and protection measures have been incorporated
27 into the proposal. Approval of said measures shall be obtained from the county fire marshal
28 prior to ~~((temporary use))~~ approval of the administrative conditional use permit;

29 (ii) ~~((adequate))~~ Adequate provisions have been incorporated into the proposal which will
30 ensure that the type of woodwaste brought to the site consists only of materials authorized by
31 this title and does not contain wood pieces or particles containing chemical preservatives such
32 as creosote, pentachlorophenol, copper-chrome-arsenate, paints or stains; the operator shall be
33 responsible for ensuring that such material does not enter the site; and

34 (iii) ~~((the))~~ The woodwaste material is being stored in conformance with Snohomish Health
35 District ~~((Sanitary Code, chapter 3.1, "Regulations Governing Solid Waste Handling," code~~
36 ~~number 3.1.300(3)(c)(i);))~~ regulations.

37 (2) An administrative conditional use permit shall be subject to the following minimum
38 performance standards:

39 (a) All woodwaste ~~((and demolition and construction debris))~~ shall be stored at or above
40 ground level. Natural or artificially created depressions in the earth shall not be used. ~~((All~~
41 ~~woodwaste material shall be limited to temporary storage at a rate in conformance with the~~
42 ~~Snohomish Health District Sanitary Code, chapter 3.1, "Regulations Governing Solid Waste~~
43 ~~Handling," code number 3.1-300(3)(c)(i);))~~

44 (b) The applicant shall demonstrate that an adequate water supply is available at the site to
45 sustain necessary fire flow pressure for purposes of fire protection as determined by the
46 applicable fire district in consultation with the county fire marshal;

47 (c) The proposed operation shall be carried out in conformance with all applicable provisions
48 of county code and state law and shall avoid the emission of smoke, dust, fumes, odors, heat,
49 glare, vibration, noise, traffic, surface water drainage, sewage, water pollution, or other
50 emissions which are unduly or unreasonably offensive or injurious to properties, residents or
51 improvements in the vicinity;

(d) Screening pursuant to SCC 30.25.024 is required around the perimeter of all storage, recycling, processing, parking and other outside activity areas;

(e) Woodwaste and recycled material placed in a pile shall be stored in piles no more than 30 feet high and not more than one-half acre in size. Piles shall be separated by a fire lane with a minimum width of 40 feet;

(f) The combined total storage area for woodwaste and recycled materials shall not exceed two acres;

(g) Except in the LI and HI zones, a proposed woodwaste storage or woodwaste recycling facility shall be limited to wholesale distribution only, with retail sales of any woodwaste recycled product being prohibited; and

(h) Outside storage, recycling and processing activity areas, parking areas and other outside activity areas shall be set back at least 20 feet from adjacent properties; provided that where such activities are adjacent to properties containing an existing residential use, properties where the existing zoning is categorized as residential, multiple family or rural, ~~((or adjacent to any stream or wetland designated by the county,))~~ the minimum setback shall be 100 feet ~~((; provided further that where such activities are fully enclosed within a structure, the minimum setback may be reduced to 50 feet depending on the sensitivity of the resource. The character of the minimum setback area shall be determined by the director in accordance with adopted county regulations, plans, and policies))~~.

Section 17. Snohomish County Code Section 30.28.095, last amended by Amended Ordinance No. 10-086 on October 20, 2010, is amended to read:

30.28.095 Woodwaste recycling and ((woodwaste)) storage ((facility)) facilities, conditional use permits.

~~((These two uses are subject to the))~~ A conditional use permit is required for woodwaste recycling and storage facilities located within the zones indicated in SCC 30.22.100 and SCC 30.22.110. The following minimum requirements ((except when incidental to a primary use allowed in the applicable zone)) apply to such facilities:

(1) Siting criteria. Woodwaste recycling and woodwaste storage shall be located in compliance with the following:

(a) The minimum site size shall be 10 acres; and

(b) Outside storage, recycling and processing activity areas, parking areas and other outside activity areas shall be located at least 100 feet from adjacent properties used, zoned, or designated for residential purposes ~~((and at least 200 feet from any stream or wetland or land designated as an environmentally sensitive area by the comprehensive plan; provided, however, that where such activities are fully enclosed within a structure, the minimum 200-foot setback shall be reduced to 50 feet. The character of the minimum setback area and the potential need for a greater setback shall be determined by the hearing examiner in accordance with adopted county plans and policies, including the applicable area comprehensive plan))~~;

(2) Submittal requirements to accompany a conditional use application. An application for a conditional use permit to allow a woodwaste recycling or woodwaste storage facility shall include the following submittals:

(a) A site development plan showing all woodwaste storage areas (active and reserve areas), recycled material storage areas, proposed structures, equipment, parking areas, access drives/fire lanes, delineation of existing vegetation, extent of clearing, buffer widths, on-site sewage disposal areas (if proposed), and existing site structures/facilities that are to remain or be removed;

(b) A water quality control and monitoring plan. The applicant shall prepare a water quality control plan which demonstrates adequate protections for surface and groundwater quality

1 consistent with the applicable requirements of the Snohomish Health District ((~~Sanitary Code,~~
2 ~~chapter 3.1, "Regulations Governing Solid Waste Handling."~~ This chapter of the sanitary code
3 contains provisions for minimizing stormwater runoff contact with woodwaste and recycled
4 materials, and includes an independently produced hydrogeologic report which analyzes the
5 potential for surface water contamination, groundwater infiltration, or other types of water
6 degradation (on-site or off-site) resulting from leachate produced by the proposal and
7 recommends preventative measures if such contamination is anticipated));

8 (c) An operational plan which contains the following elements:

9 (i) ((a)) A fire prevention and protection plan which contains adequate provisions for the
10 prevention of on-site fires and includes specific measures to prevent the spread of fires and
11 protect adjacent properties. Approval of said operational plan shall be obtained from the county
12 fire marshal prior to conditional use approval;

13 (ii) ((a)) A materials inspection plan which will ensure control over the type of woodwaste
14 entering the site. This plan shall include provisions for the visual inspection of all materials
15 brought to the site during placement in the designated storage area and procedures for the
16 immediate removal of waste material other than woodwaste and demolition or construction
17 debris as defined by this title. The operator shall be responsible for ensuring that such material
18 does not enter the site;

19 (iii) ((~~for~~)) For woodwaste recycling, a requirement for use of specific equipment (crushers,
20 chippers, etc.) capable of woodwaste processing at a rate in conformance with Snohomish
21 Health District ((~~Sanitary Code, chapter 3.1, "Regulations Governing Solid Waste Handling,"~~
22 ~~code number 3.1-300(3)(c)(i) section;~~)) regulations; and

23 (iv) ((a)) A landscaping and screening plan which demonstrates maximum retention of
24 natural vegetation around the perimeter of the site and augmentation with planted landscaping
25 materials as necessary to assure site screening capability; and

26 (d) The applicant shall be required to post a performance security for site reclamation and
27 other security devices as determined by the hearing examiner, including, but not limited to
28 security devices for facility maintenance, water quality control and monitoring equipment, and
29 recovery of fire extinguishment costs;

30 (3) Minimum Performance Standards. A conditional use permit shall be subject to the
31 following minimum performance standards:

32 (a) All woodwaste ((~~and demolition and construction debris~~)) shall be stored at or above
33 ground level. Natural or artificially created depressions in the earth shall not be used;

34 (b) The applicant shall demonstrate that an adequate water supply is available at the site to
35 sustain necessary fire flow pressure for purposes of fire protection as determined by the
36 applicable local fire district in consultation with the county fire marshal;

37 (c) The proposed operation shall be carried out so as to avoid the emission of smoke, dust,
38 fumes, odors, heat, glare, vibration, noise, traffic, surface water drainage, sewage, water
39 pollution, or other emissions which are unduly or unreasonably offensive or injurious to
40 properties, residents, or improvements in the vicinity;

41 (d) The applicant shall provide an on-site leachate collection/treatment system designed,
42 constructed, and operated in a manner that disposes of the leachate when one or more of the
43 following circumstances exist:

44 (i) ((~~the~~)) The hydrogeologic report prepared in accordance with SCC 30.28.095(2)(b)
45 recommends a leachate collection/treatment system due to site characteristics of topography,
46 underlying geology and hydrology; or

47 (ii) ((a)) A treatment/collection system is recommended by ((~~the~~)) Snohomish Health District
48 ((~~to satisfy the requirements of Snohomish Health District Sanitary Code, chapter 3.1,~~
49 ~~"Regulations Governing Solid Waste Handling," relating to surface and groundwater~~
50 ~~protection;~~)) regulations, if applicable.

(e) Thirty-foot wide, Type A landscaping is required around the perimeter of the proposed site. All outside activity areas and buildings used in recycling or processing shall be screened from view from the surrounding roadways. Where feasible, natural vegetation shall be used for screening purposes. If the natural buffer is inadequate to provide sight screening, additional landscaping will be required;

(f) Woodwaste and recycled materials shall be placed in piles, and piles must be stored and recycled in compliance with ~~((the)) Snohomish Health ((District's criteria))~~ District regulations ~~((for waste recycling facilities, as contained in Snohomish Health District Sanitary Code, chapter 3.1, "Regulations Governing Solid Waste Handling," code number 3.1-300(3)(c)(i);)), if~~ applicable;

(g) Woodwaste and recycled material in a pile shall be stored in piles no more than 40 feet high and not more than one-half acre in size. Piles shall be separated by a fire lane with a minimum width of 40 feet; and

(h) For purposes of fire prevention, no more than 40 percent of the designated storage area shall be devoted to active storage at any one time. At least 60 percent of the designated storage area shall be cleared and identified as a reserve storage area at all times ~~((; and))~~.

~~((i) Except in the LI and HI zones, a proposed woodwaste storage or woodwaste recycling facility shall be limited to wholesale distribution only, with retail sales of any woodwaste recycled product being prohibited.))~~

Section 18. A new section is added to chapter 30.28 of the Snohomish County Code to read:

30.28.110 Intermediate Solid Waste Handling Facility.

(1) Intermediate solid waste handling facilities shall comply with state requirements in WAC 173-350-040 and WAC 173-350-310.

(2) In addition to the requirements in subsection (1), approval of permits for intermediate solid waste handling facilities may be subject to conditions designed to limit impacts on neighboring properties. These conditions may address any or all of the following topics:

(a) Hours of operation;

(b) Noise;

(c) Landscaping and screening;

(d) Dust control;

(e) Setbacks from abutting properties;

(f) Lighting;

(g) Odor;

(h) Vibration; or

(i) Any other probable adverse impact from the operation on nearby properties.

Section 19. Snohomish County Code Section 30.31A.140, added by Ordinance No. 03-107 on September 10, 2003, is repealed.

Section 20. A new section is added to chapter 30.91B of the Snohomish County Code to read:

30.91B.016 Bakery, retail.

"Bakery, retail" means a retail establishment for selling bakery products to retail consumers.

This term shall not include farm bakeries.

Section 21. A new section is added to chapter 30.91B of the Snohomish County Code to read:

30.91B.017 Bakery, wholesale.

"Bakery, wholesale" means a manufacturing establishment of bakery products from where the products are delivered off-site or sold wholesale rather than to retail customers. This term shall not include farm bakeries.

Section 22. A new section is added to chapter 30.91C of the Snohomish County Code to read:

30.91C.062 Cemetery and funeral home.

"Cemetery and funeral home" means land and associated buildings and structures used for burial, crematory, embalming, or funerary uses. Examples include cemeteries, columbaria, mausoleums, funeral parlors, and mortuaries.

Section 23. A new section is added to chapter 30.91C of the Snohomish County Code to read:

30.91C.131.1 Cold storage.

"Cold storage" means a climate-controlled warehouse for the storage and distribution of agricultural products. Examples include meat lockers or the storage of produce or cut flowers.

Section 24. Snohomish County Code Section 30.91E.250, added by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

30.91E.250 Explosives.

"Explosives" means any chemical compound, mixture or device, the primary or common purpose of which is to function by explosion. The term includes all items contained in the explosives list provided for in ~~((26 CFR 181.23))~~ 27 CFR § 555.23 and published annually in the Federal Register; PROVIDED That, for the purposes of this title, small arms ammunitions, small arms ammunitions primers, smokeless powder not exceeding 50 pounds, and black powder not exceeding five pounds shall not be defined as explosives.

Section 25. Snohomish County Code Section 30.91F.520, added by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

30.91F.520 Fuel yard.

"Fuel yard" means a facility for the storage or sale of coal, firewood, gas, petroleum, or other fuels in bulk quantities.

Section 26. A new section is added to chapter 30.91I of the Snohomish County Code to read:

30.91I.075 Intermediate solid waste handling facility.

"Intermediate solid waste handling facility" means any intermediate use, processing, or storage site engaged in solid waste handling, which is not the final site of disposal. In accordance with WAC 176-350-100, an intermediate solid waste handling facility includes material recovery facilities, transfer stations, drop boxes, baling, and compaction sites.

Section 27. A new section is added to chapter 30.91L of the Snohomish County Code to read:

30.91L.225 Lumber mill.

"Lumber mill" means a building or buildings as well as related equipment such as scaling stations, conveyance mechanisms, drying facilities, outdoor log storage, and finished lumber storage involved in the cutting of logs into wood products including boards, shakes, shingles, wood pellet fuel, and similar items.

Section 28. A new section is added to chapter 30.91M of the Snohomish County Code to read:

30.91M.005 Machinery repair, major.

"Machinery repair, major" means an establishment for the repair of large machinery and equipment. This term shall not include auto repair or the repair of small machinery and appliances.

Section 29. Snohomish County Code Section 30.91M.028, added by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

30.91M.028 Manufacturing, heavy.

"Manufacturing, heavy" means the distillation of wood, coal, bones, or the manufacture of their by-products; ((manufacture of fertilizer;)) extraction of animal or fish fat or oil; forge, foundry, blast furnace or melting of ore; manufacturing of acid, animal black/black bone, cement or lime, chlorine, creosote, explosives, fertilizer, glue or gelatin, potash, pulp; ((rendering of fat, tallow and lard;)) rolling or blooming mills; tannery; or tar distillation and manufacturing; petroleum refining; or similar uses unless such uses are otherwise specifically listed in SCC 30.22.100.

Section 30. A new section is added to chapter 30.91N of the Snohomish County Code to read:

30.91N.033 Neighborhood services.

"Neighborhood services" means uses providing services to the residents and employees in the vicinity of their neighborhood. Examples include cleaning establishments, grooming parlors, gymnasiums, health clubs, licensed practitioners, martial arts instruction, medical clinics, and personal service shops.

Section 31. A new section is added to chapter 30.91O of the Snohomish County Code to read:

30.91O.008 Office and banking.

"Office and banking" means a building built or occupied for use as a general office or a financial institution or both.

Section 32. A new section is added to chapter 30.91R of the Snohomish County Code to read:

30.91R.121.2 Restaurant.

"Restaurant" means a freestanding structure built or occupied solely as a restaurant, brewpub or tavern. This term does not include restaurants, brewpubs or taverns located in multi-tenant retail structures, which are included in the definition of "Retail, general."

Section 33. A new section is added to chapter 30.91R of the Snohomish County Code to read:

30.91R.143 Retail, general.

"Retail, general" means a structure built or occupied for use to sell merchandise indoors to the general public for personal or household consumption and rendering services incidental to the sale of such merchandise. Examples include department, drug, grocery, hardware, second hand, specialty, and tire stores, tool sales and rental, pet shops, home improvement centers, retail bakeries, locksmith, or other similar activities not specifically listed in chapter 30.22 SCC. Banks, offices, restaurants, brewpubs and taverns located in multi-tenant retail structures are included within this term.

Section 34. A new section is added to chapter 30.91S of the Snohomish County Code to read:

SCC 30.91S.445 Small workshop.

"Small workshop" means a structure (or a portion of a structure) with 8,000 or fewer square feet of gross leasable area used as a fix-it shop, craft shop, fabrication shop, or a metal working shop. This definition shall include the production of small items for purposes of resale. Similar uses in buildings greater than 8,000 square feet are included in the definition of "Manufacturing, all other forms not specially listed."

Section 35. Snohomish County Code Section 30.91S.700, added by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

30.91S.700 Studio.

"Studio" means a ((facility)) structure (or portion of a structure) for use by artists or professionals, to include architects, sculptors, photographers, music and dance instructors, and similar users. ((It shall not include dance or exercise instruction or practice facilities.))

Section 36. A new section is added to chapter 30.91V of the Snohomish County Code to read:

30.91V.013 Vehicle, vessel and equipment sales and rental.

"Vehicle, vessel and equipment sales and rental" means a structure or site used to primarily sell or rent automobiles, vessels, boats, construction equipment, mobile homes, recreational vehicles, travel trailers, trucks, or other similar large items.

Section 37. A new section is added to chapter 30.91W of the Snohomish County Code to read:

30.91W.007.1 Warehouse.

"Warehouse" means a structure where raw materials or manufactured goods may be stored before their export or distribution for sale. This term shall not include mini-self storage or establishments offering the sale of bulk goods to the general public.

Section 38. Snohomish County Code Section 30.91W.100, added by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

30.91W.100 Woodwaste recycling.

1 "Woodwaste recycling" means the mechanical reduction of woodwaste (~~(, or the combination of~~
2 ~~woodwaste and demolition or construction debris,))~~ by means of an initial mechanical
3 processing operation which results in a raw product to be shipped to secondary processors, but
4 does not include composting.
5

6 Section 39. Snohomish County Code Section 30.91W.110, added by Amended
7 Ordinance No. 02-064 on December 9, 2002, is amended to read:
8

9 **30.91W.110 Woodwaste storage.**

10 "Woodwaste storage" means the temporary holding of woodwaste (~~(or demolition or~~
11 ~~construction debris))~~ for a period not exceeding five years.
12

13 Section 40. Effective date, implementation. This ordinance shall take effect 60 days
14 following adoption by the County Council. The Department of Planning and Development
15 Services is authorized to take such actions as may be necessary to implement this ordinance on
16 its effective date.
17

18 Section 41. Severability and Savings. If any section, sentence, clause or phrase of this
19 ordinance shall be held to be invalid by the Growth Management Hearings Board (Board), or
20 unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall
21 not affect the validity or constitutionality of any other section, sentence, clause or phrase of this
22 ordinance. Provided, however, that if any section, sentence, clause or phrase of this ordinance
23 is held to be invalid by the Board or court of competent jurisdiction, then the section, sentence,
24 clause or phrase in effect prior to the effective date of this ordinance shall be in full force and
25 effect for that individual section, sentence, clause or phrase as if this ordinance had never been
26 adopted.
27

28
29 PASSED this _____ day of _____, 20__.
30
31

32 SNOHOMISH COUNCIL
33 Snohomish, Washington
34
35

36 _____
37 Council Chair
38

39 ATTEST:
40
41 _____
42

43 Asst. Clerk of the Council
44

45 () APPROVED
46 () EMERGENCY
47 () VETOED
48
49

DATE:
50
51 _____
County Executive

1 ATTEST:
2
3
4

5 Approved as to form only:

6 Christi Reide 1/14/16
7

8 Deputy Prosecuting Attorney

Snohomish County: Analysis of Building and Land Use Regulation Effects on Housing and Jobs

Proposed Regulation: Ordinance No. 1_ - ____, RELATING TO GROWTH MANAGEMENT; REVISING REGULATIONS FOR COMMERCIAL AND INDUSTRIAL DEVELOPMENT; AMENDING CHAPTERS 30.22, 30.26, 30.28, AND 30.31A, AND 30.91B-30.91W OF THE SNOHOMISH COUNTY CODE.

Date: January 14, 2016

Staff Contact: David Killingstad, PDS, extension 2215

	Increase	Decrease	Neutral	Uncertain	Comments
Housing					
Capacity/Targets			X		Not impacted by proposal
Cost of housing dvpt:					
• Infrastructure			X		Not impacted by proposal
• Site			X		Not impacted by proposal
• Building const.			X		Not impacted by proposal
• Fees			X		Not impacted by proposal
• Yield			X		Not impacted by proposal
Timing			X		Not impacted by proposal
Jobs					
Capacity/Targets	X				Reductions in parking requirements would allow greater use of property for structures that provide jobs
Cost of com'l/ind dvpt:					
• Infrastructure			X		Not impacted by proposal
• Site		X			Reductions in parking requirements would allow greater use of property for structures that provide jobs
• Building const.		X			Reductions in parking requirements would reduce project costs
• Fees			X		Not impacted by proposal
• Yield	X				Reductions in parking requirements would allow greater use of property for structures
Time to Create Jobs		X			Simplification of use matrices will allow for a more streamlined and modernized code making Snohomish County more economically competitive
# Family Wage Jobs	X				Simplification of use matrices will allow for a more streamlined and modernized code making Snohomish County more economically competitive

Discussion:

This is a non-project proposal to amend Snohomish County Code (SCC) Title 30 relating to commercial and industrial development. The proposed amendments include:

- Removing and consolidating commercial and industrial use listed in the use matrices under more general terms
- Establishing a minimum parking standard for each of the listed uses in the use matrices
- Changes to woodwaste recycling and storage and establishing a new listed use for non-woodwaste construction debris
- Adding definitions for listed uses to provide greater predictability

Consolidation of uses is expected to provide greater flexibility to address new uses and will provide more predictability which could lead to lower costs for applicants. Lowering the minimum parking ratios is expected to reduce the cost for new construction. It will also allow for better utilization of land by increasing the area where job producing structures may be located. Adding definitions for listed use improves predictability and saves time and money for staff and applicants.

Snohomish County Capital Facility Development Cost Analysis Summary

Project/Document Title: **ORDINANCE NO. 1 - ____** RELATING TO GROWTH MANAGEMENT; REVISING REGULATIONS FOR COMMERCIAL AND INDUSTRIAL DEVELOPMENT; AMENDING CHAPTERS 30.22, 30.26, 30.28, AND 30.31A, AND 30.91B-30.91W OF THE SNOHOMISH COUNTY CODE

Date: **January 14, 2016**

Primary Staff Contact: **David Killingstad, Ext. 2215**

General Cost Analysis Summary:

This is a non-project proposal to amend Snohomish County Code (SCC) Title 30 related to commercial and industrial uses, parking and definitions. The proposal is not anticipated to increase the demand for county capital facilities.

Necessary Facility	Quantification/Qualification of Anticipated Cost:
Parks	County Funded Impacts – None anticipated. Other Fund Sources Impacts – None.
Roads & Transit	County Funded Impacts – None anticipated. An increase in vehicle trips is not anticipated, additional costs to improve and maintain roads is not anticipated. Other Fund Sources Impacts – None.
Surface Water	County Funded Impacts- None anticipated. Other Fund Sources Impacts – None.
Public Schools	County Funded Impacts – None. Funding of schools is the responsibility of the local district. Other Fund Sources Impacts – None.
Electric Power	County Funded Impacts – None. Funding of electric power is the responsibility of the local district or city. Other Fund Sources Impacts – None.
Public Water	County Funded Impacts – None. Funding of public water is the responsibility of the local district or city. Other Fund Sources Impacts – None.
Wastewater	County Funded Impacts – None. Funding of wastewater treatment is the responsibility of the local district or city. Other Fund Sources Impacts – None.



SNOHOMISH COUNTY PLANNING COMMISSION

November 5, 2015

The Honorable John Lovick, County Executive
County Administration Building
M/S 407, 3000 Rockefeller Avenue
Everett, WA 98201-4046

SUBJECT: Planning Commission recommendations on proposed amendments related to
Commercial and Industrial Standards

Dear Executive Lovick:

On behalf of the Snohomish County Planning Commission, I am forwarding our recommendations which would amend the Snohomish County Code (SCC) regarding development regulations for commercial and industrial development. The Planning Commission had a briefing on May 26, 2015, and conducted a public hearing on October 27, 2015, to consider a proposal that would:

- Amend SCC 30.22.100 – Urban Use Matrix
- Amend SCC 30.22.110 – Rural and Resource Use Matrix
- Amend SCC 30.22.110 – Other Zones Use Matrix
- Amend SCC 30.22.130 – Reference Notes for Use Matrix
- Amend Chapter 30.26 – General Development Standards-Parking
- Amend SCC 30.28.050 to prohibit new facilities as home occupations
- Add new definitions to Chapters 30.91A-Chapter 30.91W SCC

Eight individuals provided oral testimony on the proposed code amendments. The Planning Commission closed public testimony and concluded deliberations on October 27, 2015.

The Planning Commission makes the following recommendation to the County Council after considering information presented during the public hearing process:

PLANNING COMMISSION RECOMMENDATION

Main Motion was made by Commissioner Strandy and seconded by Commissioner Hannam to recommend approval of the amendments as proposed.

Chairman Palumbo expressed his concern about Intermediate Solidwaste Handling Facilities being allowed in the R5 zone. While he is in support of the majority of the amendments, he also feels that the proposed code language could benefit from “more work”.

Motion to Amend #1 was made by Commissioner Hannam and seconded by Commissioner McLaughlin to recommend increasing the width of two residential dwelling unit parking spaces from 17 feet wide to 20 feet wide (Note #1 on page 45 of the October 13, 2015, Staff Report).

Vote on Motion to Amend #1:

4 in favor (*Hannam, McLaughlin, Norcott, Taft*)

5 opposed (*Kaufman, Larsen, Palumbo, Stanford, Strandy*)

0 abstentions

Motion to Amend #1 Failed

Motion to Amend #2 was made by Commissioner Larsen and seconded by Commissioner Hannam to revise Note #1 on page 45 of the October 13, 2015, staff report to read:

Driveways between garage doors and roads, private roads, designated fire lanes or access aisles that are at least 19' long and 8.5' wide may be counted as one parking space and if at least 19' long and 17' wide may be counted as two parking spaces. Garages shall have a minimum interior length of 19'.

Vote on Motion to Amend #2:

9 in favor (*Hannam, Kaufman, Larsen, McLaughlin, Norcott, Palumbo, Stanford, Strandy, Taft*)

0 opposed

0 abstentions

Motion to Amend #2 Passed

Commissioner Norcott expressed concern about the commission acting on amendments that relate to some issues currently under litigation. It was suggested that this concern be addressed as a Finding so that governance can proceed.

Vote on Main Motion as Amended:

8 in favor (*Hannam, Kaufman, Larsen, McLaughlin, Norcott, Stanford, Strandy, Taft*)

1 opposed (*Palumbo*)

0 abstentions

Amended Main Motion Passed

The Planning Commission received extensive written and verbal testimony. Most of the testimony surrounded property in the Maltby UGA used for recycling of construction debris and concerns about impact to rural land owners. Neighbors to the west of the property and owners of the subject property provided civil and well thought-out testimony. In response to this testimony the Commission recommends the following two findings:

Finding Motion #1 was made by Commissioner Strandy and seconded by Commissioner Larsen that the Planning Commission's letter of recommendation include a Finding that the commissioners heard public testimony about the impact of Intermediate Solidwaste Handling Facilities on R5 zoning (specifically the Highland Park community) and have concerns about the environmental impacts of these types of facilities on nearby neighborhoods.

Vote on Finding #1:

9 in favor (*Hannam, Kaufman, Larsen, McLaughlin, Norcott, Palumbo, Stanford, Strandy, Taft*)

0 opposed

0 abstentions

Motion on Finding #1 Passed

Planning Commission Recommendation Letter
Marijuana Related Facilities.
October 1, 2013

Finding Motion #2 was made by Commissioner Strandy and seconded by Commissioner Kaufman that the Planning Commission's letter of recommendation include a Finding that the commissioners are concerned that the proposed amendments have the potential to adversely impact existing permitted businesses and prefer not to see that happen.

Vote on Finding #2:

9 in favor (*Hannam, Kaufman, Larsen, McLaughlin, Norcott, Palumbo, Stanford, Strandy, Taft*)

0 opposed

0 abstentions

Motion on Finding #2 Passed

In conclusion, the Planning Commission requests that the County Council schedule a public hearing and adopt the enclosed amendments to the Snohomish County Code as recommended by the Planning Commission's passed motion.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Guy F. Palumbo", with a long horizontal flourish extending to the right.

SNOHOMISH COUNTY PLANNING COMMISSION
Guy Palumbo, Chairman

cc: Clay White, Director, Planning and Development Services